

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Central Bellevue / 92

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 452

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$317,600	\$211,800	\$529,400	\$610,600	86.7%	15.74%
2007 Value	\$364,900	\$231,500	\$596,400	\$610,600	97.7%	15.67%
Change	+\$47,300	+\$19,700	+\$67,000		+11.0%	-0.07%
% Change	+14.9%	+9.3%	+12.7%		+12.7%	-0.44%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.07% and -.44% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$316,800	\$183,100	\$499,900
2007 Value	\$364,100	\$202,000	\$566,100
Percent Change	+14.9%	+10.3%	+13.2%

Number of one to three unit residences in the Population: 3126

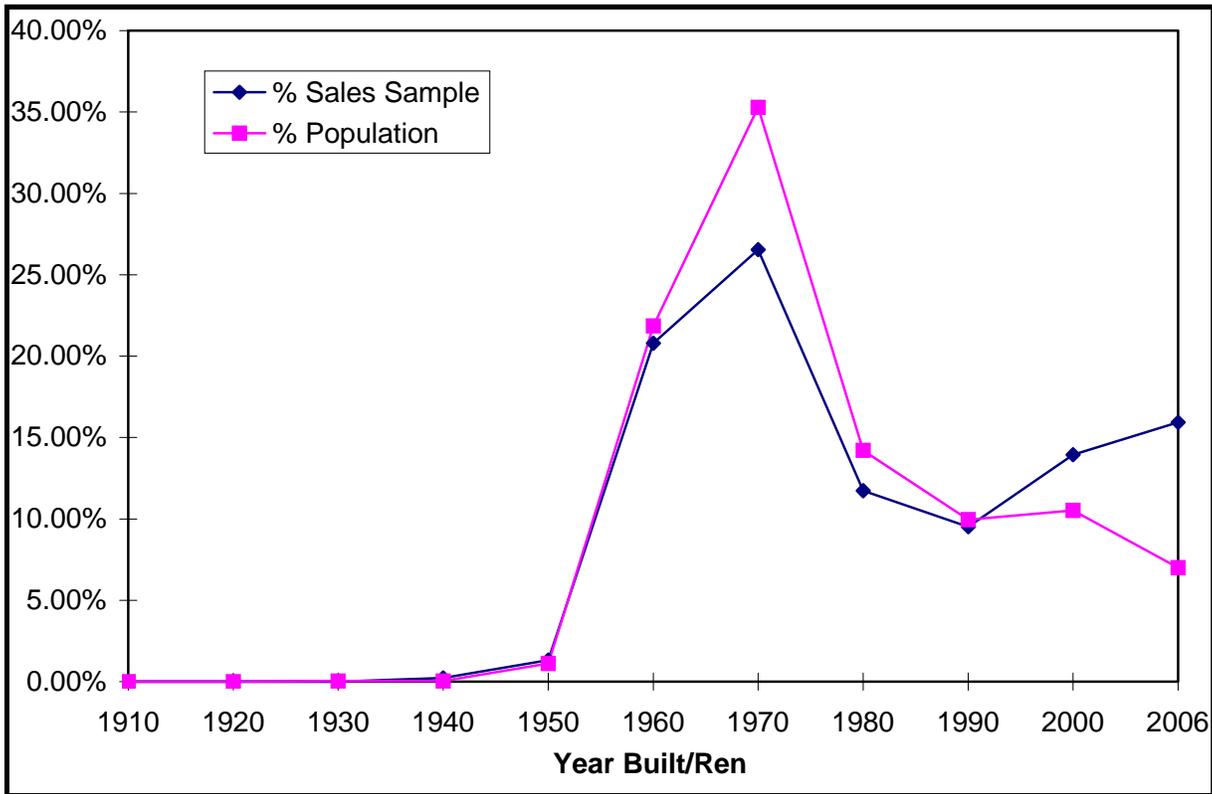
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built or renovated after 1980, had higher than average ratios (assessed value/sales price) than the population, so the formula adjusts these properties upward less than the rest of the population. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.22%
1950	6	1.33%
1960	94	20.80%
1970	120	26.55%
1980	53	11.73%
1990	43	9.51%
2000	63	13.94%
2006	72	15.93%
	452	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	0	0.00%
1930	1	0.03%
1940	1	0.03%
1950	35	1.12%
1960	683	21.85%
1970	1103	35.28%
1980	444	14.20%
1990	311	9.95%
2000	329	10.52%
2007	219	7.01%
	3126	

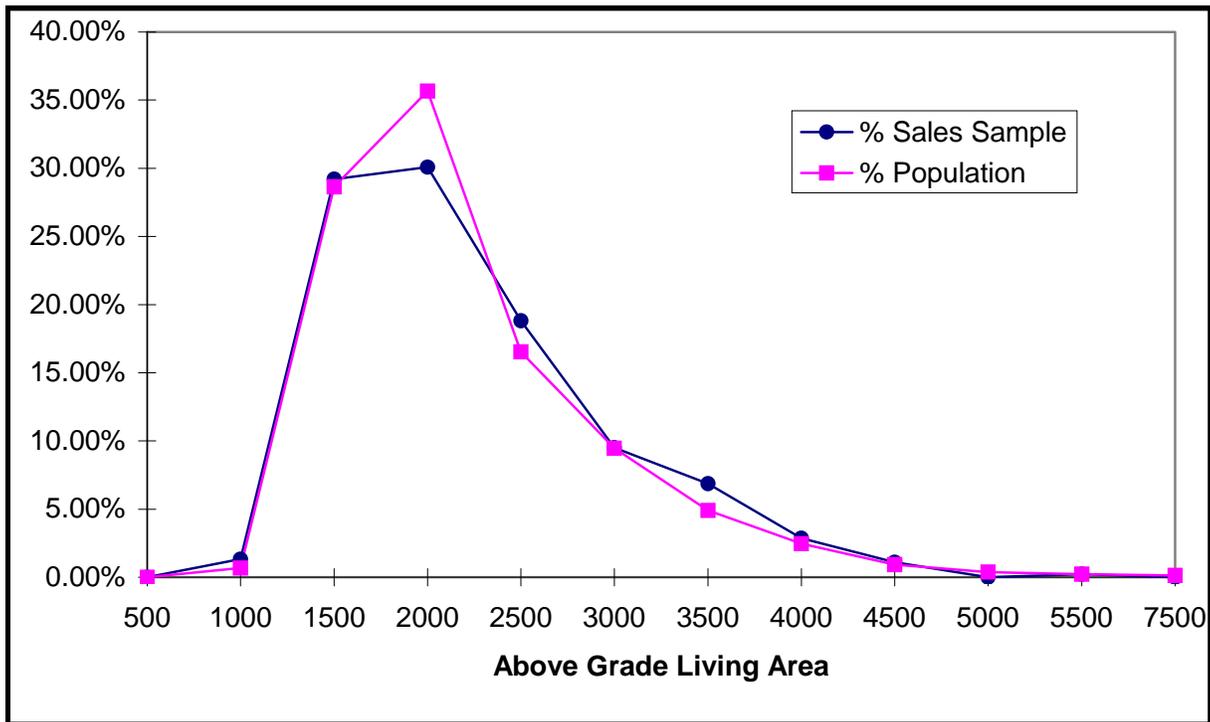


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This distribution is good for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	6	1.33%
1500	132	29.20%
2000	136	30.09%
2500	85	18.81%
3000	43	9.51%
3500	31	6.86%
4000	13	2.88%
4500	5	1.11%
5000	0	0.00%
5500	1	0.22%
7500	0	0.00%
	452	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	21	0.67%
1500	895	28.63%
2000	1115	35.67%
2500	517	16.54%
3000	296	9.47%
3500	153	4.89%
4000	77	2.46%
4500	29	0.93%
5000	12	0.38%
5500	7	0.22%
7500	4	0.13%
	3126	

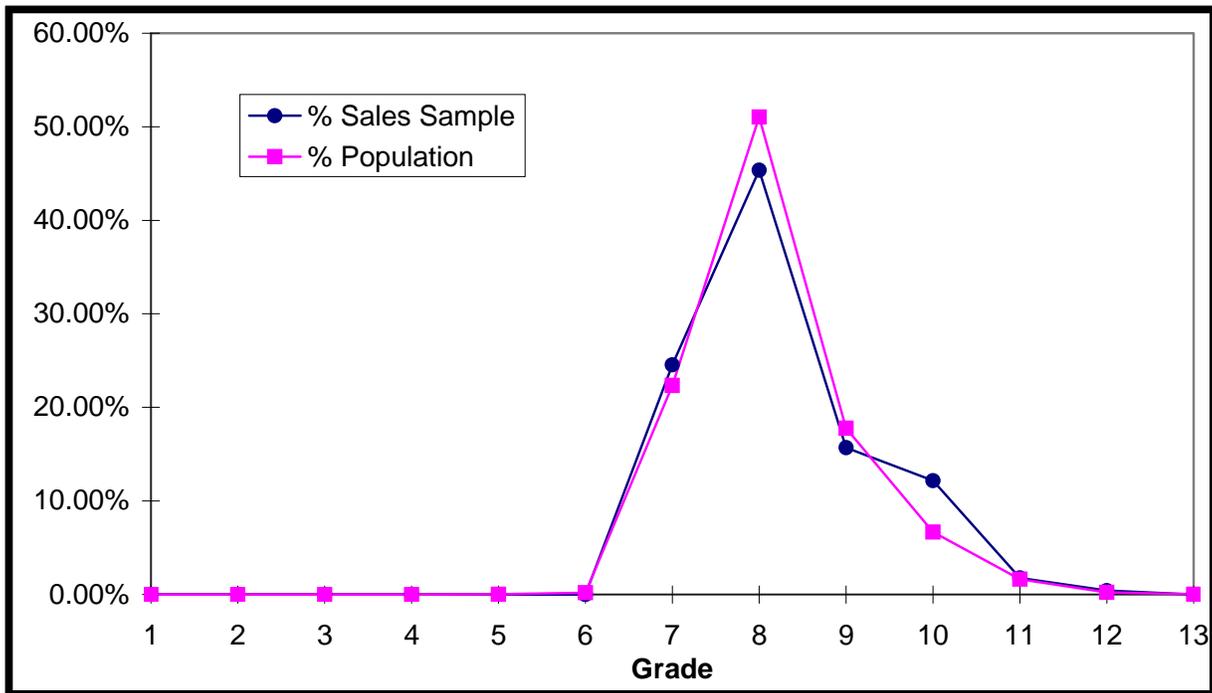


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

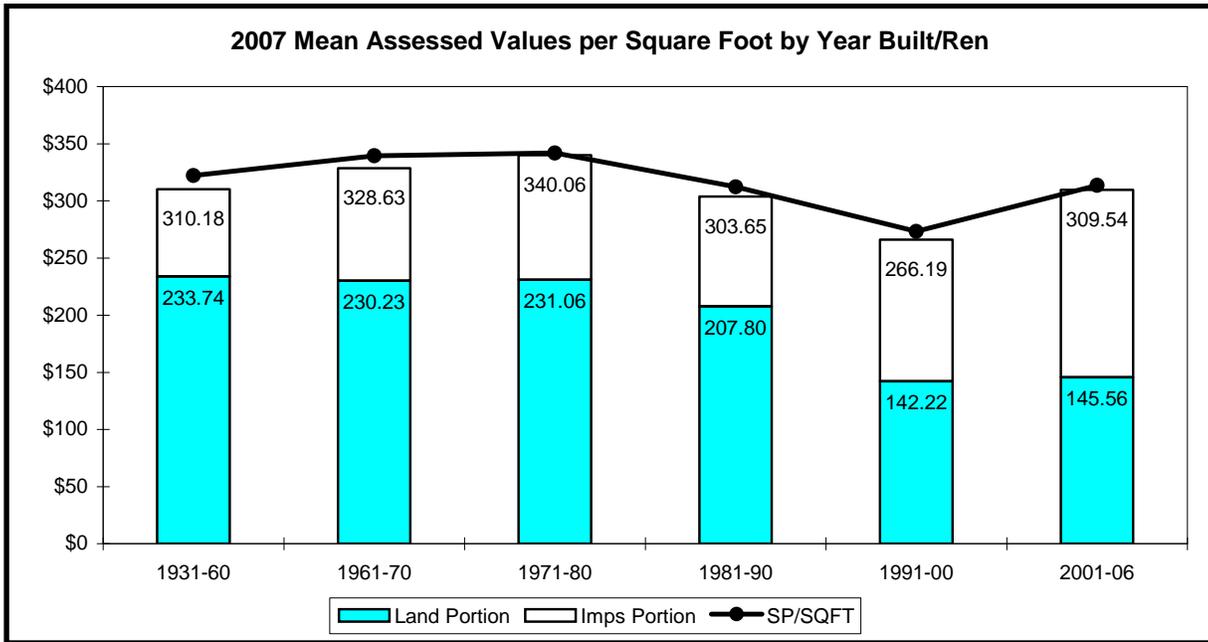
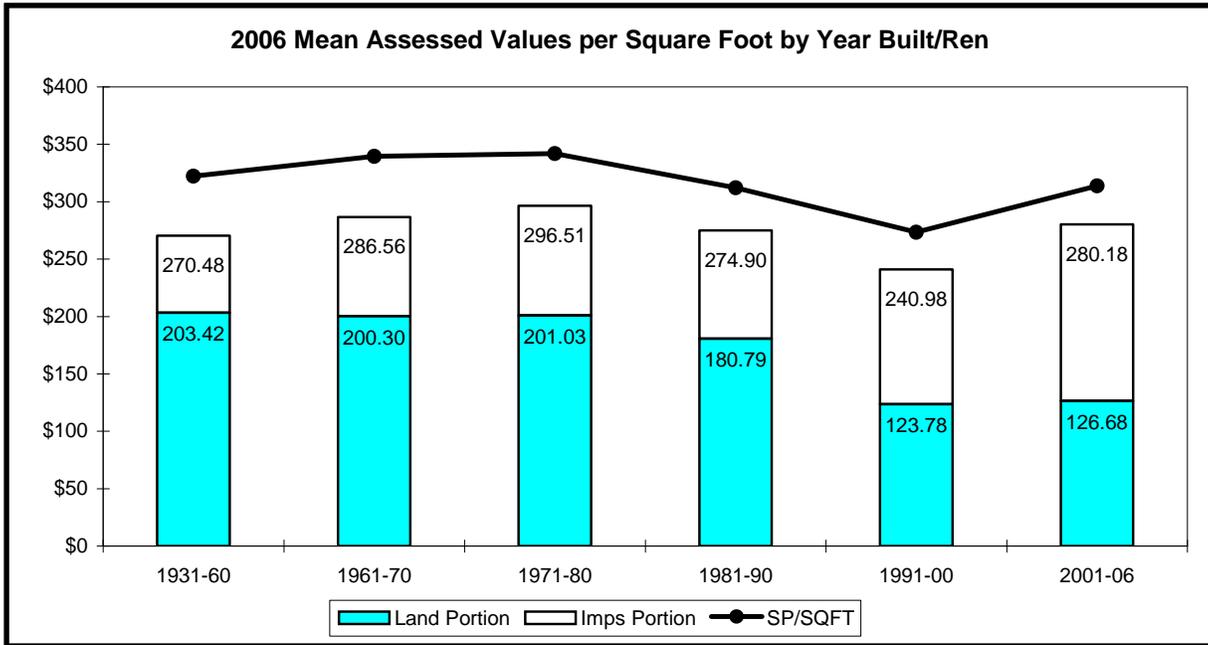
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	111	24.56%
8	205	45.35%
9	71	15.71%
10	55	12.17%
11	8	1.77%
12	2	0.44%
13	0	0.00%
	452	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.03%
6	6	0.19%
7	699	22.36%
8	1596	51.06%
9	556	17.79%
10	209	6.69%
11	51	1.63%
12	7	0.22%
13	1	0.03%
	3126	



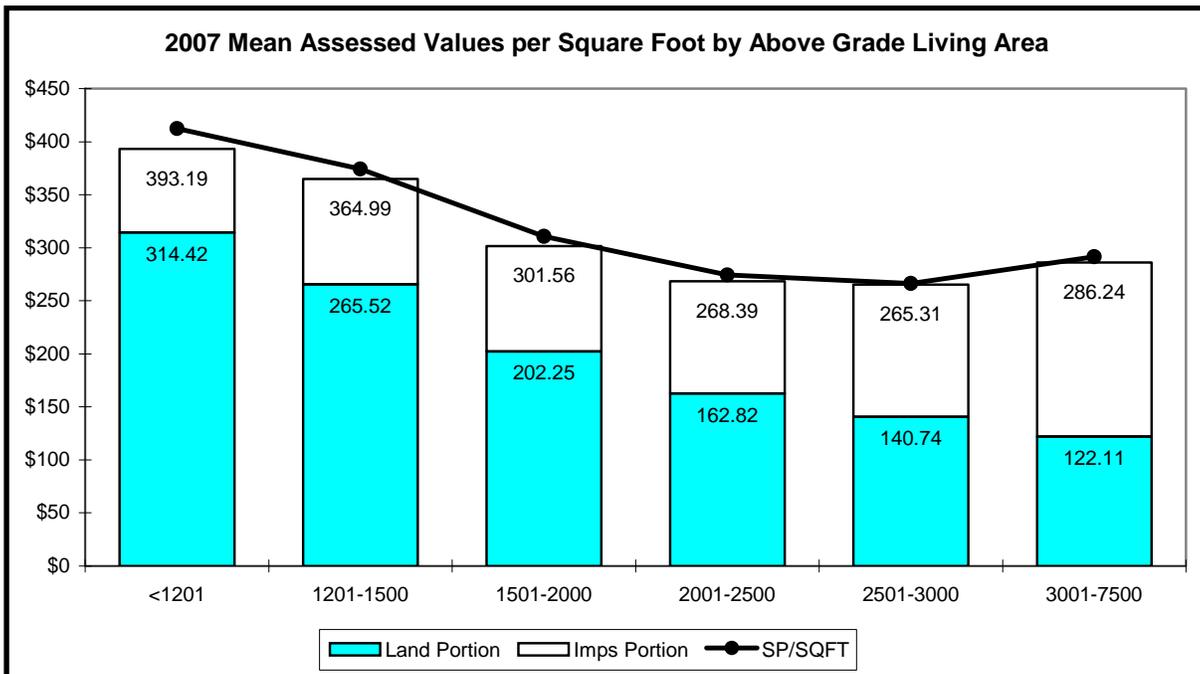
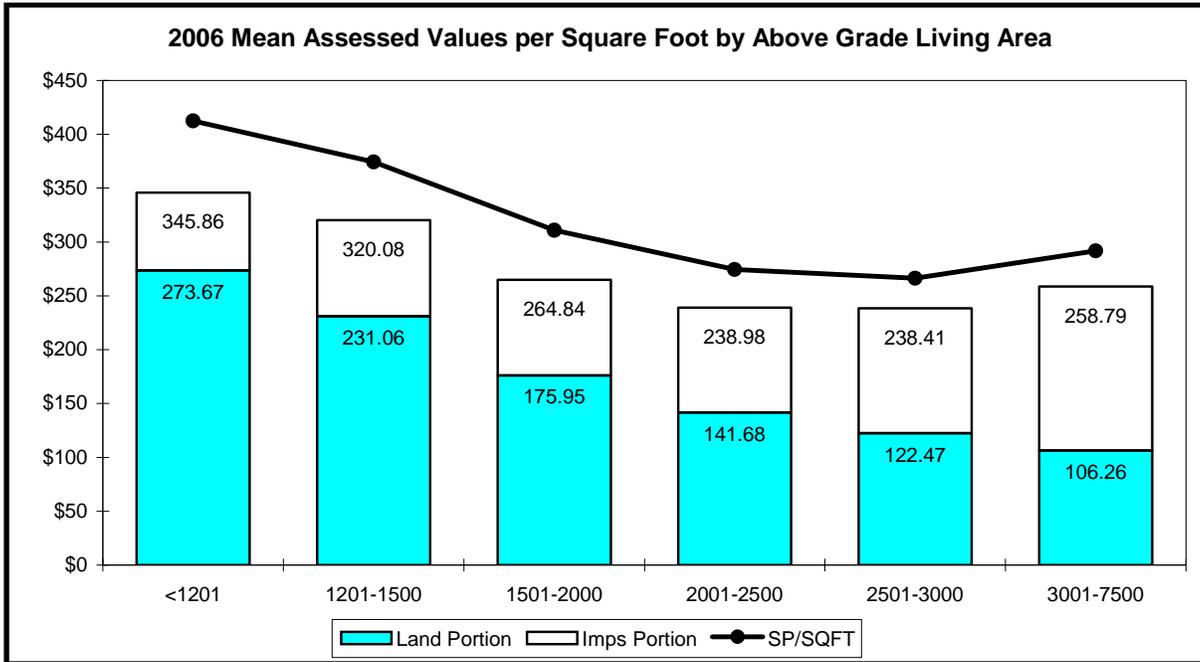
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2006 and 2007 Per Square Foot Values By Year Built / Renovated



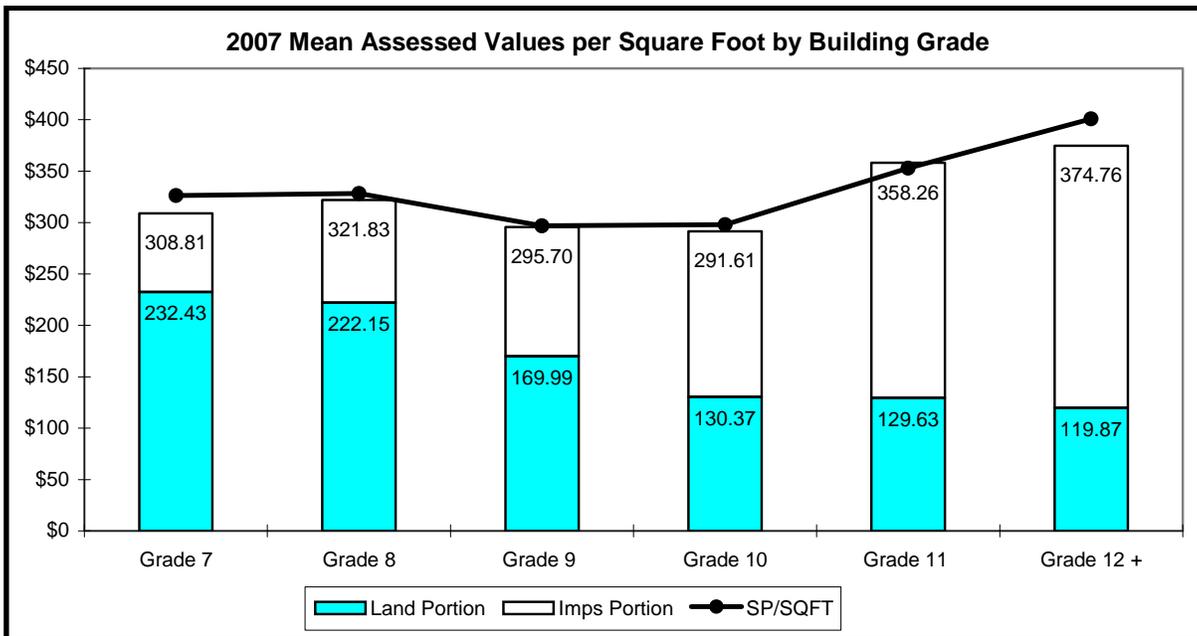
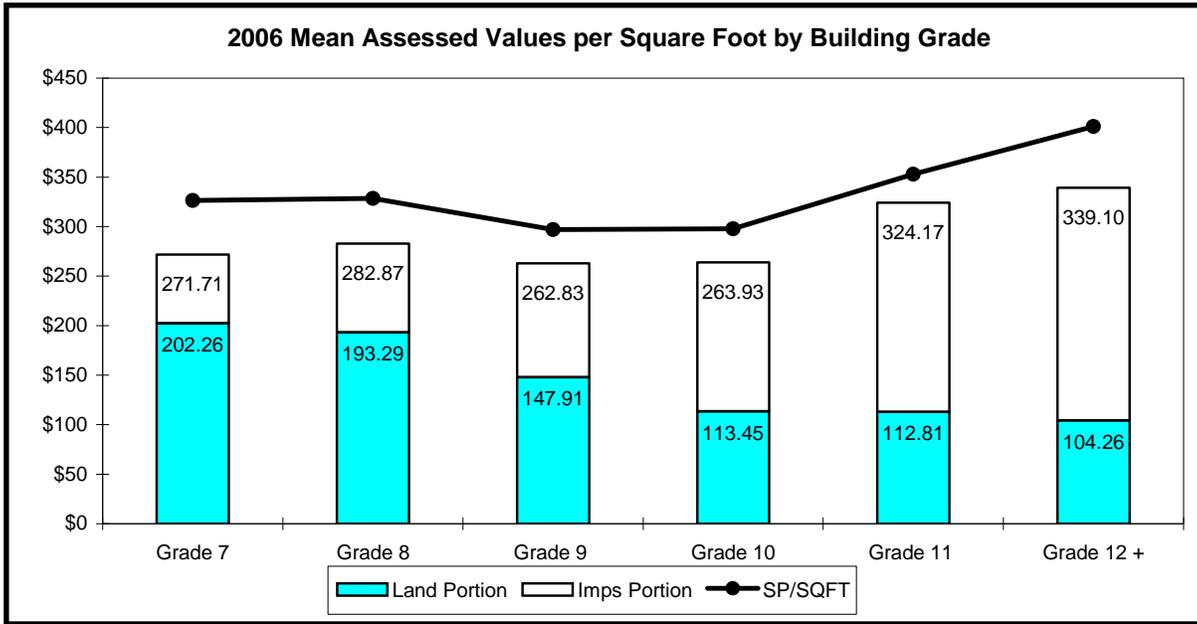
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Above Grade Living Area



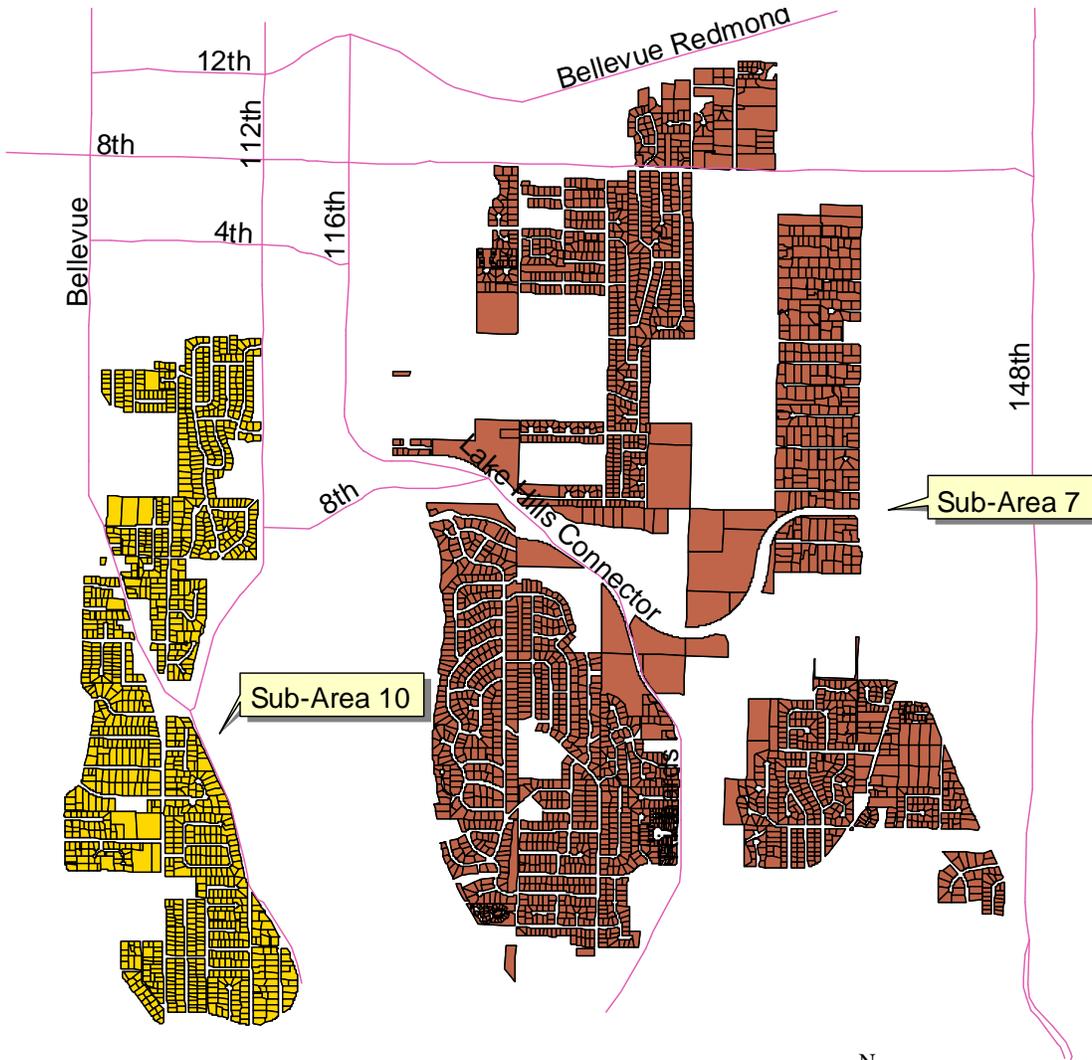
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Area 92



Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 43 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 15% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.15, \text{ with the result rounded down to the next } \$1,000.$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 452 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built or renovated after 1980, had higher than average ratios (assessed value/sales price) than the population, so the formula adjusts these properties upward less than the rest of the population. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8711228 + .03341376 \text{ (if Year Built/Ren} > 1980)$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.093)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.093, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 92 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

14.79%

Year Built/Ren > 1980	Yes
% Adjustment	-4.24%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home built or renovated after 1980 would *approximately* receive a 10.55% upward adjustment (14.79% -4.24%). 859 parcels in the improved population would receive this adjustment. There were 178 sales.

There were no properties that would receive a multiple upward variable adjustment.

This model corrects for these strata differences.

72.5% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 92 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
7	111	0.832	0.945	13.5%	0.913	0.976
8	205	0.862	0.980	13.7%	0.958	1.002
9	71	0.892	1.001	12.2%	0.966	1.036
10	55	0.882	0.974	10.5%	0.937	1.011
11	8	0.919	1.015	10.5%	0.942	1.088
12	2	0.845	0.934	10.5%	0.861	1.007
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1931-1960	101	0.840	0.963	14.7%	0.929	0.997
1961-1970	120	0.843	0.966	14.7%	0.936	0.996
1971-1980	53	0.869	0.996	14.7%	0.953	1.040
1981-1990	43	0.885	0.978	10.5%	0.934	1.021
1991-2000	63	0.885	0.978	10.5%	0.944	1.012
>2000	72	0.894	0.987	10.5%	0.954	1.021
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	190	0.883	0.979	10.8%	0.959	0.999
Good	152	0.843	0.964	14.3%	0.936	0.991
Very Good	110	0.863	0.989	14.5%	0.959	1.018
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	293	0.852	0.971	13.9%	0.952	0.990
1.5	8	0.774	0.874	12.9%	0.762	0.986
2	151	0.892	0.990	10.9%	0.967	1.012
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1201	35	0.835	0.948	13.6%	0.896	1.001
1201-1500	103	0.856	0.976	14.0%	0.943	1.009
1501-2000	136	0.854	0.972	13.8%	0.945	0.998
2001-2500	85	0.871	0.978	12.3%	0.942	1.014
2501-3000	43	0.894	0.995	11.3%	0.959	1.031
>3000	50	0.886	0.980	10.6%	0.941	1.020

Area 92 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	416	0.871	0.981	12.6%	0.965	0.996
Y	36	0.825	0.936	13.4%	0.886	0.986
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	452	0.867	0.977	12.7%	0.962	0.991
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
7	317	0.862	0.974	13.0%	0.957	0.991
10	135	0.877	0.982	12.0%	0.955	1.008
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<5000	23	0.873	0.966	10.6%	0.900	1.032
05001-08000	69	0.890	0.999	12.3%	0.962	1.037
08001-10000	126	0.873	0.987	13.1%	0.959	1.016
10001-12000	113	0.874	0.984	12.6%	0.955	1.014
12001-16000	58	0.837	0.946	13.1%	0.905	0.988
16001-20000	29	0.844	0.952	12.8%	0.897	1.008
>20000	34	0.858	0.962	12.2%	0.913	1.011

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: NE/Team 2	Lien Date: 01/01/2006	Date of Report: 4/24/2007	Sales Dates: 1/2004 - 12/2006
Area Central Bellevue	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	452
Mean Assessed Value	529,400
Mean Sales Price	610,600
Standard Deviation AV	192,391
Standard Deviation SP	231,659

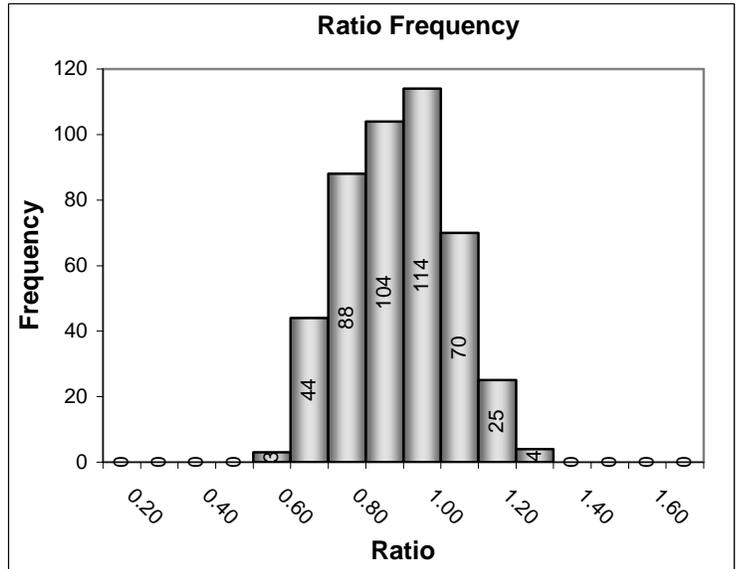
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.884
Median Ratio	0.883
Weighted Mean Ratio	0.867

UNIFORMITY	
Lowest ratio	0.569
Highest ratio:	1.248
Coefficient of Dispersion	13.12%
Standard Deviation	0.139
Coefficient of Variation	15.74%
Price Related Differential (PRD)	1.020

RELIABILITY	
95% Confidence: Median	
Lower limit	0.861
Upper limit	0.906
95% Confidence: Mean	
Lower limit	0.871
Upper limit	0.897

SAMPLE SIZE EVALUATION	
N (population size)	3126
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.139
Recommended minimum:	31
Actual sample size:	452
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	227
# ratios above mean:	225
z:	0.094
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

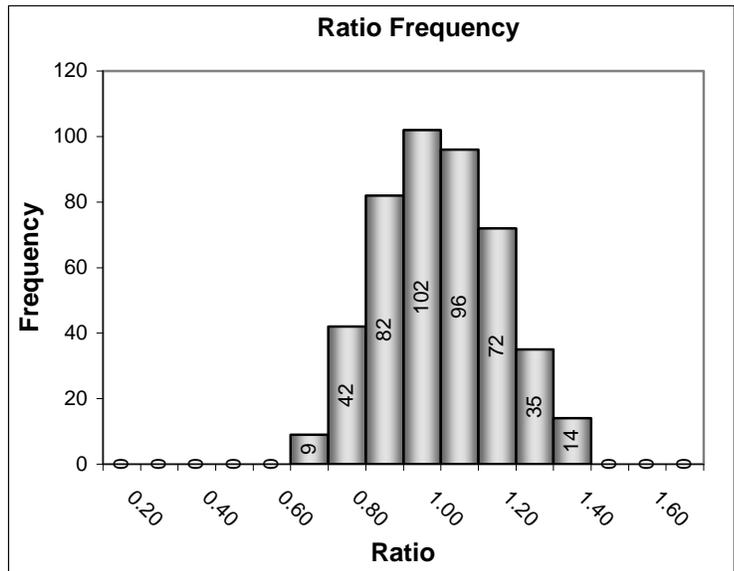
1 to 3 Unit Residences throughout area 92

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: NE/Team 2	Lien Date: 01/01/2007	Date of Report: 4/24/2007	Sales Dates: 1/2004 - 12/2006
Area Central Bellevue	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	452
Mean Assessed Value	596,400
Mean Sales Price	610,600
Standard Deviation AV	208,817
Standard Deviation SP	231,659
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	0.992
Weighted Mean Ratio	0.977
UNIFORMITY	
Lowest ratio	0.652
Highest ratio:	1.380
Coefficient of Dispersion	13.09%
Standard Deviation	0.157
Coefficient of Variation	15.67%
Price Related Differential (PRD)	1.023
RELIABILITY	
95% Confidence: Median	
Lower limit	0.975
Upper limit	1.020
95% Confidence: Mean	
Lower limit	0.985
Upper limit	1.014
SAMPLE SIZE EVALUATION	
N (population size)	3126
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.157
Recommended minimum:	39
Actual sample size:	452
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	233
# ratios above mean:	219
z:	0.659
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 92

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	092405	9162	3/25/05	\$320,000	1220	0	6	1956	4	13860	N	N	12624 SE 30TH ST
007	620550	0320	8/3/04	\$389,950	840	450	7	1951	5	13937	N	N	2635 123RD AVE SE
007	620550	0460	8/3/04	\$303,000	890	510	7	1950	4	8829	Y	N	2601 121ST AVE SE
007	255200	0080	2/15/05	\$336,000	940	590	7	1962	4	9590	N	N	2661 146TH AVE SE
007	255200	0110	3/23/04	\$275,000	940	590	7	1962	4	8220	N	N	2658 146TH AVE SE
007	507670	0150	3/24/06	\$415,000	1010	500	7	1961	4	8535	N	N	2811 126TH AVE SE
007	330400	0140	10/24/05	\$355,000	1020	550	7	1987	3	1625	N	N	324 122ND PL NE
007	330400	0130	7/26/05	\$362,000	1020	550	7	1987	3	1975	N	N	312 122ND PL NE
007	330400	0170	7/19/04	\$310,000	1020	550	7	1987	4	1700	N	N	360 122ND PL NE
007	620550	0100	7/19/05	\$436,500	1030	1030	7	1950	3	9576	N	N	12207 SE 25TH ST
007	923820	0005	10/23/06	\$475,000	1070	360	7	1958	4	9413	N	N	12647 SE 29TH ST
007	923820	0005	5/9/06	\$475,000	1070	360	7	1958	4	9413	N	N	12647 SE 29TH ST
007	620550	0450	12/23/05	\$395,000	1080	790	7	1953	4	8648	Y	N	2535 121ST AVE SE
007	358490	0010	5/19/04	\$320,000	1100	1180	7	1967	4	12764	N	N	12982 SE 23RD ST
007	102405	9118	11/9/05	\$424,000	1110	450	7	1978	4	9583	N	N	14551 SE 26TH ST
007	620750	0015	12/20/05	\$410,000	1120	1120	7	1959	3	10070	Y	N	12714 SE 25TH ST
007	620550	0210	2/14/05	\$451,000	1130	940	7	1950	4	12960	N	N	2506 123RD AVE SE
007	332505	9112	2/13/04	\$340,000	1140	320	7	1947	5	8712	N	N	618 124TH AVE NE
007	883890	0117	7/28/06	\$469,500	1150	500	7	1968	4	16896	N	N	1848 140TH AVE SE
007	358490	0070	5/26/06	\$554,500	1230	780	7	1967	4	9940	N	N	12942 SE 23RD ST
007	358490	0090	9/8/05	\$460,000	1230	530	7	1967	4	7452	N	N	12926 SE 23RD ST
007	326000	0070	7/5/06	\$800,000	1230	900	7	1963	5	8320	N	N	440 129TH AVE SE
007	951200	0030	2/11/05	\$385,000	1240	660	7	1964	3	10762	N	N	12638 SE 27TH ST
007	042405	9087	6/1/05	\$480,000	1240	1170	7	1990	3	23522	N	N	1809 132ND PL SE
007	169360	0020	5/10/05	\$440,000	1250	735	7	1967	3	8054	N	N	12455 SE 29TH ST
007	326010	0040	11/10/06	\$525,000	1250	460	7	1963	5	5750	N	N	12640 SE 4TH PL
007	326010	0040	4/7/04	\$375,000	1250	460	7	1963	5	5750	N	N	12640 SE 4TH PL
007	278510	0010	12/19/05	\$470,000	1260	620	7	1962	4	10146	N	N	304 128TH AVE SE
007	169360	0030	10/3/05	\$495,000	1300	340	7	1967	4	8054	N	N	12451 SE 29TH ST
007	233000	0185	3/29/05	\$495,000	1300	700	7	1960	5	10965	N	N	134 130TH AVE NE

**Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	956030	0040	4/13/04	\$370,000	1300	1300	7	1959	4	9520	N	N	2558 128TH AVE SE
007	326000	0630	2/5/04	\$342,000	1320	1290	7	1963	4	8400	N	N	12815 SE 4TH PL
007	530710	0070	11/14/05	\$570,000	1320	680	7	2005	3	8690	N	N	2913 129TH AVE SE
007	530710	0150	6/2/06	\$590,000	1320	670	7	1960	4	14667	N	N	2814 129TH AVE SE
007	620610	0075	9/6/06	\$526,000	1320	660	7	1953	4	10800	N	N	12320 SE 23RD PL
007	326000	0130	11/27/06	\$485,000	1330	0	7	1967	4	7350	N	N	528 129TH AVE NE
007	326000	0130	2/9/05	\$350,000	1330	0	7	1967	4	7350	N	N	528 129TH AVE NE
007	432670	0045	6/14/05	\$505,000	1340	670	7	1959	5	10669	N	N	12415 SE 25TH ST
007	326010	0320	2/6/04	\$330,000	1350	380	7	1977	3	7416	N	N	12511 SE 4TH PL
007	530710	0120	4/19/05	\$435,000	1350	700	7	1962	5	9655	N	N	12919 SE 29TH PL
007	530710	0120	9/20/04	\$390,000	1350	700	7	1962	5	9655	N	N	12919 SE 29TH PL
007	530710	0190	6/10/05	\$465,000	1350	710	7	1961	4	8773	N	N	2918 129TH AVE SE
007	530710	0260	5/10/04	\$317,000	1350	410	7	1960	3	7920	N	N	2810 128TH AVE SE
007	051450	0115	7/20/04	\$304,000	1350	0	7	1956	5	7500	N	N	2411 138TH AVE SE
007	620550	0110	11/16/05	\$469,950	1350	1350	7	1950	5	10584	Y	N	12225 SE 25TH ST
007	278510	0040	5/15/05	\$514,000	1360	1300	7	1962	4	9600	N	N	328 128TH AVE SE
007	051450	0175	10/5/06	\$540,000	1380	1380	7	1957	5	7200	N	N	2431 139TH AVE SE
007	051450	0085	1/29/04	\$329,000	1380	1380	7	1956	5	8300	N	N	2455 138TH AVE SE
007	951200	0110	4/4/06	\$450,000	1420	0	7	1961	4	10794	N	N	12623 SE 27TH ST
007	956050	0105	3/11/05	\$499,900	1430	1430	7	1966	4	11545	N	N	2442 129TH AVE SE
007	721571	0270	5/25/06	\$320,000	1440	270	7	1996	3	1500	N	N	2723 124TH AVE SE
007	953891	0080	7/19/06	\$600,000	1440	1080	7	1987	3	13682	N	N	13467 SE 24TH ST
007	956070	0030	6/24/04	\$493,950	1440	880	7	1958	5	11631	Y	N	12612 SE 26TH PL
007	332505	9125	5/17/06	\$525,000	1450	280	7	1976	4	11072	N	N	612 123RD AVE NE
007	956030	0050	4/1/04	\$385,000	1470	1140	7	1958	5	9660	N	N	2604 128TH AVE SE
007	342505	9131	10/2/06	\$700,000	1470	600	7	1956	3	14289	N	N	275 140TH AVE NE
007	797130	0055	11/16/05	\$440,000	1470	0	7	1955	4	10960	N	N	12431 NE 6TH PL
007	954160	0040	10/6/06	\$719,000	1500	670	7	1964	4	15375	Y	N	1807 125TH AVE SE
007	051450	0080	1/19/06	\$360,000	1560	0	7	1967	3	8800	N	N	2454 137TH AVE SE
007	956050	0165	5/13/04	\$375,000	1570	0	7	1968	5	10125	N	N	2329 129TH AVE SE
007	737960	0260	6/1/06	\$500,000	1580	0	7	1962	5	8480	N	N	14220 SE 24TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	956070	0010	7/22/04	\$360,000	1580	0	7	1958	4	11680	N	N	12644 SE 26TH PL
007	207770	0036	10/20/05	\$405,000	1600	1050	7	1962	4	18000	N	N	13610 SE 10TH ST
007	410000	0110	9/27/06	\$675,000	1620	350	7	1962	4	9996	N	N	12429 SE 26TH PL
007	954160	0190	10/8/04	\$402,000	1620	0	7	1956	5	7875	N	N	1731 126TH AVE SE
007	721571	0170	3/31/06	\$545,000	1630	390	7	1996	3	3367	N	N	2767 124TH AVE SE
007	721571	0210	2/13/04	\$358,500	1630	230	7	1996	3	2118	N	N	2735 124TH AVE SE
007	954160	0110	3/3/04	\$342,000	1630	0	7	1958	4	8400	N	N	1736 125TH AVE SE
007	620610	0115	5/6/04	\$451,000	1630	1100	7	1953	4	10800	N	N	12331 SE 23RD PL
007	954160	0050	11/21/05	\$569,000	1660	0	7	1957	5	15375	Y	N	1817 125TH AVE SE
007	530710	0250	2/14/05	\$375,900	1670	0	7	1959	5	8400	N	N	2804 128TH AVE SE
007	326000	0200	5/31/05	\$431,995	1700	0	7	1966	4	7200	N	N	12914 SE 7TH PL
007	342505	9042	9/27/06	\$800,000	1700	600	7	1963	5	39639	N	N	13657 SE 5TH ST
007	051450	0130	9/9/04	\$296,000	1720	0	7	1956	4	7200	N	N	2410 138TH AVE SE
007	954160	0495	11/11/05	\$495,000	1770	0	7	1960	5	12320	N	N	1653 128TH AVE SE
007	432670	0035	11/21/06	\$629,950	1770	0	7	1958	5	14862	Y	N	12406 SE 25TH ST
007	953620	0150	3/3/06	\$483,000	1910	0	7	1968	3	8297	N	N	12615 SE 25TH PL
007	756000	0140	5/2/06	\$571,650	1970	470	7	2000	3	2377	N	N	2407 132ND AVE SE
007	756000	0040	1/3/06	\$527,500	1970	470	7	2000	3	3843	N	N	2469 132ND AVE SE
007	756000	0220	1/14/05	\$412,250	1970	470	7	2000	3	2936	N	N	2433 132ND AVE SE
007	756000	0230	8/23/04	\$420,000	1970	470	7	2000	3	2548	N	N	2441 132ND AVE SE
007	756000	0130	5/4/04	\$424,950	1970	470	7	2000	3	2542	N	N	2405 132ND AVE SE
007	721571	0090	12/16/04	\$406,000	1970	0	7	1996	4	2882	N	N	2743 124TH AVE SE
007	620610	0100	2/15/05	\$425,000	1990	0	7	1953	5	12164	N	N	12345 SE 23RD ST
007	102405	9057	4/19/04	\$326,000	2000	0	7	1976	4	8712	N	N	14549 SE 26TH ST
007	721571	0240	10/23/06	\$546,000	2030	0	7	1996	3	2713	N	N	2729 124TH AVE SE
007	330400	0090	9/6/06	\$480,000	2080	0	7	1986	3	5307	N	N	12350 NE 3RD PL
007	247140	0030	6/26/06	\$595,000	2110	0	7	1962	3	11180	N	N	615 130TH AVE NE
007	721571	0130	1/13/06	\$448,555	2130	0	7	1996	3	3900	N	N	2775 124TH AVE SE
007	507670	0070	2/28/05	\$479,900	2150	0	7	1960	5	13733	N	N	2727 127TH PL SE
007	813470	0110	12/9/04	\$380,000	2350	0	7	1967	4	23477	N	N	14415 SE 26TH ST
007	951200	0100	3/8/04	\$475,000	2350	0	7	1962	5	12244	N	N	12615 SE 27TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	954200	0300	4/28/06	\$570,000	2350	0	7	1960	4	20150	N	N	12311 SE 14TH ST
007	954200	0300	4/23/04	\$424,750	2350	0	7	1960	4	20150	N	N	12311 SE 14TH ST
007	530710	0300	6/27/06	\$610,000	2510	0	7	2005	3	7743	N	N	12818 SE 29TH ST
007	282505	9244	8/18/06	\$721,000	3070	0	7	1956	5	14640	N	N	837 132ND AVE NE
007	781121	0180	8/12/05	\$405,000	770	730	8	1974	4	11692	N	N	2111 138TH AVE SE
007	954200	0275	12/3/04	\$348,000	920	1500	8	1968	3	18470	N	N	1206 123RD AVE SE
007	207770	0043	5/11/06	\$630,000	1130	1040	8	1988	3	26571	Y	N	13601 SE 10TH ST
007	430520	0220	7/20/04	\$335,000	1160	290	8	1986	4	7218	N	N	1730 140TH LN SE
007	430520	0010	1/4/06	\$437,000	1170	1020	8	1986	3	7200	N	N	14045 SE 18TH PL
007	781122	0300	5/11/06	\$490,500	1190	400	8	1984	3	9200	N	N	13620 SE 19TH ST
007	071000	0250	2/23/06	\$539,950	1200	220	8	1968	5	9750	N	N	12519 NE 4TH PL
007	332505	9150	12/1/04	\$625,000	1220	1220	8	2003	3	11325	N	N	12655 NE 6TH ST
007	430520	0080	8/29/05	\$359,900	1230	0	8	1985	3	7297	N	N	1745 140TH CT SE
007	278510	0090	10/19/05	\$512,000	1240	800	8	1963	5	9600	N	N	12824 SE 4TH PL
007	092405	9085	4/13/05	\$439,500	1280	1000	8	1975	4	7862	N	N	2527 128TH AVE SE
007	954260	0050	4/21/06	\$622,500	1300	730	8	1962	5	6375	Y	N	1404 127TH AVE SE
007	781120	0150	8/18/05	\$430,000	1310	620	8	1969	4	8800	N	N	13726 SE 24TH ST
007	071000	0220	6/14/04	\$448,000	1320	1250	8	1969	5	9760	N	N	12411 NE 4TH PL
007	071000	0060	2/25/04	\$410,950	1340	1220	8	1974	4	10250	N	N	12408 NE 4TH PL
007	781120	0110	5/11/04	\$339,950	1340	520	8	1968	4	8424	N	N	13709 SE 23RD ST
007	954200	0100	2/24/04	\$359,000	1340	750	8	1958	3	15092	N	N	12030 SE 11TH ST
007	781120	0140	5/5/06	\$444,950	1350	430	8	1969	4	9900	N	N	2314 SE 137TH PL
007	781121	0070	10/20/06	\$568,500	1380	840	8	1971	5	8480	N	N	2310 138TH AVE SE
007	278500	0060	10/22/04	\$386,000	1390	0	8	1962	5	10000	N	N	104 128TH AVE SE
007	954160	0430	2/15/05	\$585,000	1400	1290	8	1956	4	13750	N	N	1812 127TH AVE SE
007	781120	0100	12/2/05	\$540,000	1420	1420	8	1968	4	10005	N	N	13915 SE 23RD ST
007	956030	0065	7/25/06	\$650,000	1440	1160	8	1978	4	8820	N	N	2630 128TH AVE SE
007	332505	9111	9/7/04	\$550,000	1440	1440	8	2000	3	11337	N	N	12656 NE 5TH ST
007	781121	0060	4/21/05	\$439,900	1450	870	8	1970	4	8240	N	N	2304 138TH AVE SE
007	954200	0215	7/29/04	\$374,500	1460	1150	8	1959	4	11511	N	N	1006 121ST AVE NE
007	620610	0095	8/18/04	\$450,000	1460	900	8	1976	4	10800	N	N	12334 SE 23RD PL

**Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	954160	0310	10/21/04	\$507,500	1470	2090	8	1986	3	8800	N	N	1828 126TH AVE SE
007	252470	0130	6/16/06	\$780,000	1480	1130	8	1976	5	19950	N	N	13707 SE 3RD PL
007	781100	0230	7/14/06	\$489,000	1480	0	8	1967	5	8395	N	N	14012 SE 20TH ST
007	953620	0070	5/17/04	\$385,000	1490	480	8	1978	4	9110	N	N	2519 128TH AVE SE
007	954210	0025	2/10/04	\$411,100	1490	700	8	1962	4	9682	N	N	2046 121ST AVE SE
007	430520	0170	11/21/05	\$432,000	1500	0	8	1984	3	7259	N	N	1735 140TH LN SE
007	781100	0170	3/15/05	\$390,000	1500	410	8	1966	4	7875	N	N	2045 139TH PL SE
007	781122	0310	12/17/04	\$371,325	1510	0	8	1984	3	9900	N	N	1810 136TH PL SE
007	278500	0190	4/24/06	\$581,800	1510	620	8	1963	4	6500	N	N	12818 SE 2ND ST
007	278500	0190	6/10/04	\$398,000	1510	620	8	1963	4	6500	N	N	12818 SE 2ND ST
007	233280	0060	2/8/05	\$509,995	1530	810	8	1963	5	12750	N	N	134 130TH PL NE
007	332500	0120	8/18/06	\$745,000	1540	1460	8	1968	5	10115	N	N	253 NE 129TH ST
007	115940	0140	5/5/06	\$700,000	1560	280	8	1974	5	17490	N	N	418 129TH PL NE
007	115940	0140	5/18/04	\$515,000	1560	280	8	1974	5	17490	N	N	418 129TH PL NE
007	954200	0315	8/7/06	\$470,200	1560	0	8	1959	3	15293	N	N	1500 123RD AVE SE
007	954200	0325	5/25/05	\$430,000	1560	0	8	1959	5	15293	N	N	1518 123RD AVE SE
007	781122	0130	11/8/04	\$500,000	1570	850	8	1999	3	19000	N	N	13604 SE 18TH ST
007	115940	0070	12/22/06	\$799,900	1570	2000	8	1967	4	11760	N	N	610 129TH PL NE
007	233000	0085	5/5/06	\$595,000	1570	1400	8	1964	4	9860	N	N	130 129TH AVE NE
007	071000	0040	2/26/04	\$445,000	1580	1580	8	1970	5	9545	N	N	12502 NE 4TH PL
007	781121	0080	11/21/05	\$424,950	1590	0	8	1974	4	8175	N	N	2322 138TH AVE SE
007	177650	0075	3/29/06	\$515,000	1600	0	8	1958	4	18508	N	N	718 123RD AVE NE
007	813470	0170	6/20/06	\$630,000	1610	1220	8	1958	4	22656	N	N	2623 145TH AVE SE
007	956050	0125	6/16/04	\$425,000	1620	1510	8	1968	3	10272	N	N	12815 SE 25TH PL
007	954200	0285	8/19/05	\$570,000	1630	460	8	1985	4	11860	N	N	1220 123RD AVE SE
007	115940	0270	7/5/05	\$693,000	1630	1340	8	1976	5	11625	Y	N	425 129TH PL NE
007	954180	0040	12/26/06	\$463,000	1630	0	8	1959	5	18000	N	N	1840 123RD AVE SE
007	954160	0470	11/2/05	\$583,000	1630	1630	8	1958	4	14375	Y	N	1726 127TH AVE SE
007	042405	9100	9/20/04	\$537,000	1650	1370	8	1965	4	24750	Y	N	2318 121ST AVE SE
007	781110	0140	6/16/06	\$580,000	1660	1400	8	1967	5	10005	N	N	1851 138TH PL SE
007	278500	0290	7/29/04	\$387,600	1680	0	8	1959	5	10500	N	N	1 129TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	781120	0280	7/29/04	\$440,000	1690	1690	8	1968	4	8468	N	N	2233 SE 137TH PL
007	115940	0180	5/23/05	\$411,000	1690	0	8	1963	3	11050	N	N	629 129TH PL NE
007	939990	0030	7/10/05	\$440,000	1700	0	8	1987	4	11170	N	N	488 123RD PL NE
007	115940	0230	8/24/06	\$727,000	1700	1270	8	1967	4	12160	N	N	457 129TH PL NE
007	332505	9135	5/29/06	\$590,000	1700	0	8	1961	4	13759	N	N	618 123RD AVE NE
007	620550	0120	11/1/06	\$602,500	1700	0	8	1955	5	11070	Y	N	12231 SE 25TH ST
007	781110	0030	8/26/05	\$560,000	1710	1010	8	1967	4	9085	N	N	1838 138TH PL SE
007	737960	0080	5/20/05	\$375,000	1710	0	8	1962	5	9999	N	N	2201 142ND AVE SE
007	813470	0220	3/27/06	\$460,000	1710	0	8	1959	3	22880	N	N	2626 145TH AVE SE
007	247210	0075	4/21/05	\$390,000	1710	0	8	1957	3	11474	N	N	655 131ST AVE NE
007	725400	0080	8/27/04	\$405,000	1730	0	8	2001	3	2811	N	N	13102 SE 26TH ST
007	725400	0040	5/12/04	\$419,000	1730	0	8	2001	3	2726	N	N	13142 SE 26TH ST
007	247230	0025	5/5/04	\$396,000	1730	0	8	1967	5	11280	N	N	335 131ST AVE NE
007	278500	0270	6/13/05	\$576,000	1730	1310	8	1959	5	10000	N	N	23 129TH AVE SE
007	332500	0030	9/19/05	\$685,000	1740	1740	8	1968	5	8750	N	N	12814 NE 5TH PL
007	507690	0060	1/21/05	\$545,000	1740	1380	8	2003	3	8610	N	N	12428 SE 27TH ST
007	954220	0300	4/26/04	\$499,000	1750	1750	8	1962	3	10350	Y	N	12144 SE 17TH PL
007	516030	0020	1/6/06	\$465,000	1760	0	8	1977	4	10780	N	N	1829 140TH AVE SE
007	954220	0170	2/6/06	\$655,000	1770	1740	8	1962	5	8800	Y	N	1637 121ST AVE SE
007	507690	0050	6/5/06	\$540,000	1770	0	8	1958	4	8610	N	N	12414 SE 27TH ST
007	939990	0080	1/18/05	\$431,000	1780	0	8	1987	3	10109	N	N	481 123RD PL NE
007	326000	0020	4/14/05	\$519,000	1780	580	8	1968	4	7344	Y	N	413 130TH PL SE
007	954220	0610	1/12/06	\$599,000	1780	0	8	1962	5	11130	N	N	12106 SE 20TH PL
007	954220	0610	5/18/04	\$480,700	1780	0	8	1962	5	11130	N	N	12106 SE 20TH PL
007	252470	0100	6/27/05	\$783,000	1790	1220	8	1976	5	17850	Y	N	13609 SE 3RD PL
007	781100	0100	2/17/06	\$600,000	1790	700	8	1966	5	9685	N	N	13923 SE 22ND ST
007	067210	0079	5/27/05	\$665,000	1800	640	8	1974	4	34500	N	N	818 132ND AVE NE
007	233000	0200	6/13/05	\$580,000	1810	1500	8	1960	4	25500	Y	N	106 130TH AVE NE
007	781110	0080	7/7/05	\$500,000	1850	0	8	1966	5	8436	Y	N	1800 138TH PL SE
007	233000	0010	9/13/05	\$547,500	1860	0	8	1962	4	12500	N	N	12818 NE 2ND ST
007	954160	0210	7/7/06	\$700,000	1860	0	8	1957	4	9760	N	N	1630 125TH AVE SE

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Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	954160	0210	10/26/05	\$425,000	1860	0	8	1957	4	9760	N	N	1630 125TH AVE SE
007	425950	0090	2/25/05	\$599,000	1870	1630	8	2003	3	16440	N	N	12632 NE 2ND ST
007	115300	0080	6/20/06	\$407,000	1880	0	8	1968	3	10320	N	N	518 130TH AVE NE
007	252470	0120	1/24/06	\$675,000	1890	600	8	1976	5	19950	N	N	13703 SE 3RD PL
007	954180	0050	3/10/06	\$615,000	1900	0	8	1959	5	7500	N	N	1860 123RD AVE SE
007	725400	0090	4/21/04	\$442,250	1930	170	8	2001	3	2250	N	N	13100 SE 26TH ST
007	430520	0190	5/11/05	\$410,000	1930	0	8	1984	3	8068	N	N	1715 140TH LN SE
007	233000	0050	10/24/05	\$484,500	1930	0	8	1958	4	10250	N	N	127 129TH AVE NE
007	430520	0180	12/19/06	\$525,000	1940	0	8	1986	3	9199	N	N	1725 140TH LN SE
007	042405	9101	7/15/04	\$435,000	1940	620	8	1979	4	11900	N	N	13107 SE 21ST PL
007	247210	0035	7/8/05	\$776,000	1950	1950	8	1980	4	14000	N	N	530 131ST AVE NE
007	342505	9099	5/27/04	\$458,000	1950	150	8	1955	4	21208	N	N	13959 SE 2ND ST
007	781100	0120	10/18/06	\$531,000	1960	0	8	1965	4	11500	N	N	2005 139TH PL SE
007	954270	0060	1/12/04	\$364,000	1970	0	8	1984	4	11130	N	N	2515 130TH AVE SE
007	954200	0250	12/15/04	\$490,000	1970	720	8	1959	4	10350	N	N	1020 122ND AVE SE
007	954160	0395	7/31/05	\$465,000	1980	0	8	1963	5	9750	N	N	1865 128TH AVE SE
007	781121	0280	10/2/06	\$549,000	1990	0	8	1973	4	6875	N	N	13705 SE 23RD LN
007	042405	9099	12/20/06	\$688,000	2000	2000	8	1964	4	17859	Y	N	2310 121ST AVE SE
007	756950	0010	9/30/05	\$422,000	2020	470	8	1999	3	2722	Y	N	2399 132ND AVE SE
007	756950	0140	7/21/04	\$460,000	2020	470	8	1999	3	2601	N	N	2373 132ND AVE SE
007	756950	0190	5/4/04	\$445,000	2020	470	8	1999	3	2755	N	N	2393 132ND AVE SE
007	410000	0140	2/16/05	\$444,000	2060	0	8	1960	4	9828	N	N	12405 SE 26TH PL
007	342505	9174	6/17/05	\$495,750	2060	0	8	1932	4	23086	N	N	201 140TH AVE SE
007	781122	0420	2/2/06	\$533,500	2070	0	8	1986	3	12000	N	N	13705 SE 17TH ST
007	781122	0420	4/15/04	\$450,000	2070	0	8	1986	3	12000	N	N	13705 SE 17TH ST
007	233270	0009	4/7/04	\$480,000	2070	0	8	1964	3	11480	N	N	224 131ST AVE NE
007	278500	0240	4/3/06	\$607,700	2070	0	8	1960	4	9840	N	N	12903 SE 1ST ST
007	781122	0480	9/21/05	\$540,000	2090	0	8	1987	3	10400	N	N	13728 SE 17TH ST
007	954160	0020	9/1/05	\$499,900	2090	0	8	1957	4	15375	N	N	1719 125TH AVE SE
007	865350	0055	11/2/06	\$794,000	2090	0	8	1952	4	25700	N	N	13805 SE 1ST ST
007	865350	0055	3/18/04	\$470,000	2090	0	8	1952	4	25700	N	N	13805 SE 1ST ST

**Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	620610	0050	2/10/04	\$425,850	2100	0	8	1954	4	14008	N	N	12340 SE 23RD ST
007	620550	0290	7/26/05	\$462,000	2130	270	8	1950	5	17550	N	N	2700 123RD AVE SE
007	781122	0100	7/14/04	\$438,000	2140	1250	8	1986	4	11120	N	N	1809 136TH PL SE
007	954270	0170	6/19/05	\$475,000	2140	0	8	1982	3	14914	N	N	2546 130TH AVE SE
007	781122	0270	10/12/06	\$586,000	2150	0	8	1986	3	11475	N	N	13634 SE 19TH ST
007	071000	0050	5/2/06	\$616,000	2150	0	8	1974	5	9628	N	N	12412 NE 4TH PL
007	071000	0050	3/15/05	\$520,000	2150	0	8	1974	5	9628	N	N	12412 NE 4TH PL
007	954220	0100	12/12/05	\$775,000	2180	1090	8	1962	5	16400	N	N	1843 121ST AVE SE
007	856140	0040	5/30/06	\$675,000	2190	0	8	1960	5	10067	N	N	836 130TH AVE NE
007	883890	0162	4/28/06	\$580,000	2210	0	8	1978	4	9890	N	N	2190 144TH AVE SE
007	177650	0080	5/10/04	\$429,000	2210	0	8	1957	5	16014	N	N	706 123RD AVE NE
007	756950	0130	11/27/06	\$685,000	2220	470	8	1999	3	2502	N	N	2369 132ND AVE SE
007	326000	0350	8/16/05	\$620,000	2230	0	8	1966	4	7400	N	N	12915 SE 5TH ST
007	326000	0250	9/29/06	\$636,100	2230	0	8	1965	4	6305	Y	N	12918 SE 6TH PL
007	954240	0030	8/7/06	\$664,950	2270	0	8	1958	4	11041	N	N	1515 125TH AVE SE
007	342505	9123	4/17/05	\$624,225	2270	0	8	1956	5	19802	N	N	225 140TH AVE NE
007	781122	0330	11/4/05	\$525,000	2340	0	8	1984	3	9162	N	N	13611 SE 18TH ST
007	507670	0090	6/2/05	\$675,000	2420	0	8	2004	3	8584	N	N	12432 SE 28TH PL
007	865350	0070	3/31/05	\$685,000	2570	0	8	1955	5	39377	N	N	13633 SE 1ST ST
007	883890	0170	1/12/06	\$600,000	2730	0	8	1997	3	10018	N	N	2202 144TH AVE SE
007	115940	0160	3/3/06	\$600,000	2830	0	8	1967	4	11050	N	N	647 129TH PL NE
007	797130	0070	7/8/05	\$642,500	2850	0	8	1963	5	13700	N	N	12455 NE 6TH PL
007	797130	0070	3/25/05	\$410,000	2850	0	8	1963	5	13700	N	N	12455 NE 6TH PL
007	115940	0190	6/25/04	\$600,000	3120	0	8	1964	4	12150	N	N	621 129TH PL NE
007	954160	0550	4/13/05	\$500,000	1390	1360	9	1970	4	10353	N	N	2018 128TH AVE SE
007	954285	0430	12/13/06	\$647,500	1420	1410	9	1979	3	8856	N	N	1810 129TH PL SE
007	326010	0380	1/13/06	\$550,000	1500	0	9	2003	3	7416	N	N	12407 SE 4TH ST
007	954220	0650	6/15/06	\$700,000	1530	1390	9	1968	4	11880	N	N	1826 121ST AVE SE
007	954210	0050	1/7/05	\$534,000	1530	1530	9	1960	4	11475	N	N	2103 121ST AVE SE
007	954220	0550	6/23/06	\$669,950	1610	770	9	1966	5	9983	N	N	12125 SE 20TH PL
007	954285	0070	5/22/05	\$514,500	1630	1060	9	1977	4	10260	N	N	2120 129TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	954210	0085	8/5/04	\$607,500	1650	1150	9	1965	5	14874	N	N	12113 SE 23RD ST
007	954220	0780	10/26/05	\$680,400	1660	1550	9	1962	4	13156	N	N	1919 122ND AVE SE
007	954285	0080	3/16/06	\$581,000	1690	510	9	1978	4	10260	N	N	2114 129TH AVE SE
007	883890	0030	7/11/05	\$862,500	1700	830	9	1990	4	50965	N	N	2049 144TH AVE SE
007	954220	0500	9/1/06	\$700,000	1770	1140	9	1964	4	14450	Y	N	1908 122ND AVE SE
007	954220	0120	6/28/04	\$532,500	1790	700	9	1964	5	15200	N	N	1831 121ST AVE SE
007	954285	0360	4/26/04	\$500,000	1800	1040	9	1977	4	10560	N	N	2006 130TH AVE SE
007	233040	0050	4/3/06	\$578,000	1840	1180	9	1977	4	13706	N	N	212 129TH AVE NE
007	954220	0630	12/2/04	\$460,000	1870	630	9	1969	4	9575	N	N	1842 121ST AVE SE
007	954180	0010	8/16/06	\$849,000	1910	800	9	1959	4	19800	N	N	12305 SE 17TH ST
007	954285	0020	3/10/06	\$570,000	1930	360	9	1979	3	10000	N	N	12805 SE 22ND PL
007	954200	0015	5/12/04	\$460,000	2010	0	9	1958	5	11251	Y	N	1519 123RD AVE SE
007	919550	0060	4/23/04	\$575,000	2050	950	9	1988	5	10247	N	N	12289 NE 3RD PL
007	954240	0010	6/8/06	\$689,999	2050	0	9	1959	5	11041	N	N	1615 125TH AVE SE
007	954220	0430	9/14/05	\$875,000	2060	1780	9	1962	5	9960	Y	N	12214 SE 18TH PL
007	954220	0260	12/3/04	\$525,000	2170	0	9	1963	5	8190	Y	N	12114 SE 17TH PL
007	888000	0030	10/10/05	\$560,000	2180	0	9	1962	3	11700	N	N	12630 NE 3RD ST
007	760580	0060	10/1/04	\$530,000	2200	0	9	1999	3	5795	N	N	13472 NE 12TH PL
007	760580	0070	2/17/04	\$533,000	2200	0	9	1999	3	5958	N	N	13502 NE 12TH PL
007	954250	0070	7/6/04	\$539,950	2230	0	9	1961	5	11205	N	N	12514 SE 16TH ST
007	954250	0180	4/25/06	\$665,000	2300	0	9	1962	3	12900	N	N	1622 125TH AVE SE
007	883890	0179	6/27/06	\$640,000	2360	0	9	1990	3	23021	N	N	2196 144TH AVE SE
007	954240	0060	12/8/05	\$618,000	2360	0	9	1958	4	12650	N	N	1606 125TH AVE SE
007	954210	0150	6/21/06	\$780,000	2390	180	9	1960	4	18975	Y	N	12136 SE 22ND ST
007	954220	0470	10/24/06	\$1,109,500	2430	1480	9	2000	3	16590	Y	N	1802 122ND AVE SE
007	919550	0090	1/20/05	\$583,000	2500	0	9	1988	4	12266	N	N	12223 NE 3RD PL
007	954260	0010	8/17/04	\$415,000	2510	0	9	1982	5	6468	N	N	12520 SE 14TH ST
007	856150	0110	3/5/05	\$555,880	2580	0	9	1964	5	10500	N	N	916 129TH AVE NE
007	883890	0031	7/25/05	\$663,000	2670	0	9	1954	4	50965	N	N	2051 144TH AVE SE
007	342505	9107	7/18/06	\$770,000	2720	0	9	1954	4	27442	N	N	245 140TH AVE NE
007	760580	0080	1/25/05	\$679,000	2730	0	9	1999	3	5957	N	N	13548 NE 12TH PL

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	760580	0010	10/1/05	\$707,000	2730	0	9	1998	3	5832	N	N	13402 NE 12TH PL
007	342505	9063	10/10/05	\$825,000	2730	0	9	2002	3	32278	N	N	13961 SE 7TH ST
007	856140	0090	8/23/04	\$564,000	2750	0	9	1961	5	13611	N	N	940 130TH AVE NE
007	856140	0110	12/22/04	\$560,000	2750	0	9	1960	5	9952	N	N	939 130TH AVE NE
007	342505	9113	7/6/06	\$940,000	2820	0	9	1954	4	38332	N	N	217 140TH AVE NE
007	760580	0090	5/24/05	\$689,900	2860	0	9	1999	3	5805	N	N	13570 NE 12TH PL
007	883890	0018	11/16/05	\$710,000	2870	380	9	2005	3	6670	N	N	2186 140TH PL SE
007	233270	0040	5/3/06	\$1,160,000	2870	0	9	1964	4	11060	N	N	172 131ST AVE NE
007	883890	0177	5/24/04	\$545,000	2900	0	9	1991	3	10190	N	N	2198 144TH AVE SE
007	883890	0017	11/2/05	\$670,000	2910	0	9	2005	3	7762	N	N	2182 140TH PL SE
007	756000	0340	12/28/06	\$814,000	2910	790	9	2001	3	8052	Y	N	2470 130TH AVE SE
007	342505	9075	6/29/06	\$517,000	4110	0	9	1951	4	25036	N	N	433 140TH AVE NE
007	447190	0010	10/18/05	\$638,000	2050	890	10	2000	3	8189	N	N	2307 140TH WAY SE
007	447190	0040	9/1/06	\$830,000	2160	1150	10	2001	3	7025	N	N	2399 140TH WAY SE
007	447190	0030	9/22/05	\$723,000	2160	1230	10	2001	3	7430	N	N	2387 140TH WAY SE
007	447190	0040	5/6/05	\$655,000	2160	1150	10	2001	3	7025	N	N	2399 140TH WAY SE
007	233270	0110	2/21/06	\$975,000	2220	1110	10	2005	3	12636	N	N	225 131ST AVE NE
007	865350	0057	1/28/05	\$775,000	2510	0	10	1993	3	33105	N	N	13824 SE 2ND ST
007	447190	0100	2/17/04	\$840,000	2550	1380	10	2000	3	11138	Y	N	14150 SE 24TH ST
007	439765	0140	11/8/04	\$529,000	2620	0	10	2000	3	5138	N	N	1801 145TH PL SE
007	439765	0200	6/17/04	\$554,900	2620	0	10	2000	3	5884	N	N	1817 145TH PL SE
007	439765	0150	8/26/04	\$580,000	2780	0	10	2000	3	4709	N	N	1807 145TH PL SE
007	439765	0030	8/11/04	\$569,000	2780	0	10	2000	3	5306	N	N	1877 145TH PL SE
007	439765	0080	4/15/04	\$524,000	2780	0	10	1999	3	5002	N	N	1841 145TH PL SE
007	447190	0060	1/5/06	\$780,000	2860	460	10	2001	3	6680	N	N	2380 140TH WAY SE
007	447190	0080	5/11/04	\$550,000	2860	0	10	2001	3	7182	N	N	2308 140TH WAY SE
007	447190	0070	12/29/04	\$509,000	2860	0	10	2000	3	6543	N	N	2320 140TH WAY SE
007	342505	9260	6/12/06	\$910,500	2900	0	10	1998	3	13702	N	N	201 140TH AVE NE
007	856150	0120	6/8/06	\$1,022,030	2930	730	10	2005	3	9825	N	N	12954 NE 9TH ST
007	883890	0193	11/8/05	\$730,000	2930	0	10	2000	3	7544	N	N	14436 SE 24TH ST
007	332505	9218	5/24/05	\$905,000	2970	1120	10	2004	3	10062	N	N	600 128TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 92
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	233000	0195	10/16/06	\$1,275,000	3010	1580	10	2006	3	13175	N	N	118 130TH AVE NE
007	439765	0160	5/21/04	\$606,750	3010	0	10	2000	3	5717	N	N	1809 145TH PL SE
007	439765	0220	3/3/06	\$695,000	3010	0	10	1999	3	7041	N	N	1823 145TH PL SE
007	342505	9221	2/23/06	\$1,000,000	3070	760	10	2000	3	32670	N	N	13739 2ND ST
007	439765	0100	2/10/05	\$594,000	3110	0	10	2000	3	5867	N	N	1835 145TH PL SE
007	342505	9236	4/14/04	\$845,000	3150	0	10	1995	3	22057	N	N	461 140TH AVE NE
007	439765	0070	3/26/04	\$555,000	3260	0	10	1999	3	6184	N	N	1853 145TH PL SE
007	342505	9242	4/1/05	\$867,000	3310	0	10	1992	3	25369	N	N	13822 SE 7TH ST
007	332505	9053	7/19/06	\$1,151,000	3460	0	10	2002	3	10541	N	N	612 128TH AVE NE
007	332505	9215	4/9/04	\$776,100	3460	0	10	2002	3	10534	N	N	608 128TH AVE NE
007	207770	0082	6/9/06	\$849,990	3480	0	10	2001	3	20249	N	N	13859 SE 10TH ST
007	207770	0084	7/21/05	\$780,000	3930	0	10	2001	3	20248	N	N	13865 SE 10TH ST
007	282505	9125	7/19/05	\$1,355,000	4210	0	10	2002	3	46609	N	N	1011 132ND AVE NE
007	342505	9291	11/14/06	\$1,600,000	4220	0	10	2005	3	21592	Y	N	13751 SE 7TH ST
007	342505	9267	6/7/06	\$1,299,000	3210	0	11	1999	3	21605	N	N	13901 SE 5TH ST
007	342505	9237	9/1/05	\$1,230,000	3810	0	11	1989	5	31646	Y	N	13590 MAIN ST
007	342505	9266	9/23/05	\$1,920,000	5070	0	12	1999	3	20372	N	N	13925 SE 5TH ST
010	321060	0030	11/9/05	\$490,000	1010	1010	7	1962	4	9310	N	N	1023 109TH AVE SE
010	065000	0040	11/22/05	\$505,000	1040	720	7	1951	5	8280	N	N	327 108TH AVE SE
010	814610	0675	4/20/05	\$449,977	1110	940	7	1953	5	8240	N	N	112 111TH AVE SE
010	082405	9232	7/5/05	\$500,000	1130	0	7	1965	5	3834	N	N	3131 112TH AVE SE
010	573960	2370	8/24/06	\$320,000	1150	220	7	1974	4	7500	N	N	1027 108TH AVE SE
010	068540	0020	9/2/05	\$688,000	1160	670	7	2004	3	11200	N	N	11036 SE 27TH PL
010	700010	0651	7/14/06	\$691,000	1180	1100	7	1963	4	18643	N	N	3102 112TH AVE SE
010	814610	0075	9/11/06	\$839,000	1340	960	7	1955	5	7500	N	N	123 109TH AVE SE
010	065000	0085	1/27/06	\$639,000	1500	0	7	2003	3	9112	N	N	10613 SE 4TH ST
010	814610	0180	9/24/04	\$459,950	1590	1150	7	1976	4	16646	N	N	606 108TH AVE SE
010	245050	0260	8/17/05	\$589,950	1710	0	7	1999	3	9466	N	N	3006 108TH AVE SE
010	082405	9053	3/11/05	\$669,000	1740	140	7	1995	4	12196	N	N	10431 SE 25TH ST
010	234430	0136	3/29/04	\$486,900	1780	0	7	1988	3	5852	N	N	10621 SE 30TH ST
010	052405	9194	6/21/06	\$740,000	1960	0	7	2005	3	11325	N	N	1906 108TH AVE SE

**Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	245050	0145	6/15/04	\$580,000	2080	0	7	1995	3	9601	N	N	2810 109TH AVE SE
010	245050	0160	6/24/05	\$733,000	2090	0	7	2000	3	12170	N	N	2803 109TH AVE SE
010	082405	9163	4/12/04	\$535,000	2490	0	7	2002	3	12196	N	N	3013 108TH AVE SE
010	814630	0060	6/13/06	\$580,000	1120	650	8	1959	4	11958	N	N	11116 SE 4TH ST
010	814630	0280	4/14/06	\$564,000	1120	620	8	1959	3	10997	N	N	11121 SE 4TH ST
010	814610	0785	11/18/05	\$527,000	1150	550	8	1959	5	7230	N	N	414 110TH AVE SE
010	234430	0166	7/23/05	\$679,000	1230	1050	8	1984	3	8740	N	N	3208 106TH AVE SE
010	814610	0095	12/13/05	\$601,000	1230	0	8	1990	4	12305	N	N	10904 SE 1ST ST
010	814610	0695	5/2/05	\$430,000	1230	0	8	1954	5	10023	N	N	204 110TH PL SE
010	814610	0515	8/25/06	\$635,000	1240	1200	8	1961	4	9451	N	N	439 110TH AVE SE
010	068200	0268	3/21/06	\$619,000	1250	700	8	1963	4	9112	N	N	230 105TH AVE SE
010	068200	0268	10/10/05	\$483,000	1250	700	8	1963	4	9112	N	N	230 105TH AVE SE
010	814630	0010	7/18/06	\$690,000	1250	600	8	1959	5	8680	N	N	220 111TH AVE SE
010	814630	0030	9/23/04	\$350,000	1250	1000	8	1959	4	9033	N	N	248 111TH AVE SE
010	700010	0700	11/1/04	\$430,000	1260	640	8	1982	3	19000	N	N	3241 113TH AVE SE
010	068200	0225	3/1/04	\$330,000	1260	870	8	1955	3	9782	N	N	408 105TH AVE SE
010	321060	0120	7/27/05	\$500,000	1280	670	8	1961	5	9170	N	N	11018 SE 9TH ST
010	814630	0180	9/20/04	\$455,000	1290	670	8	1958	5	8592	N	N	311 111TH AVE SE
010	321070	0350	11/30/06	\$740,000	1300	1300	8	1965	5	11475	N	N	1015 110TH AVE SE
010	951410	0005	3/5/04	\$439,950	1300	680	8	1954	3	9435	N	N	10515 WOODHAVEN LN
010	814610	0780	2/21/06	\$660,000	1310	700	8	1959	5	9245	N	N	404 110TH AVE SE
010	321060	0310	7/26/05	\$595,000	1340	920	8	1967	5	8400	N	N	1032 109TH AVE SE
010	321070	0240	4/13/05	\$520,000	1340	1050	8	1963	5	5500	N	N	11021 SE 10TH ST
010	814610	0810	9/2/05	\$528,800	1340	720	8	1961	4	7353	N	N	448 110TH AVE SE
010	068200	0020	4/4/05	\$635,000	1340	1340	8	1955	5	8978	N	N	231 105TH AVE SE
010	052405	9167	11/8/04	\$609,000	1340	850	8	1988	4	18295	N	N	2202 108TH AVE SE
010	064420	0010	7/8/04	\$463,000	1350	0	8	1959	4	11107	N	N	11015 SE 26TH ST
010	321070	0230	4/16/04	\$427,680	1360	1210	8	1963	4	9360	N	N	11013 SE 10TH ST
010	814610	0340	12/3/04	\$401,000	1380	0	8	1955	5	9031	N	N	10905 SE 1ST ST
010	062760	0020	8/5/05	\$535,000	1390	340	8	1976	4	8580	N	N	2841 112TH AVE SE
010	814610	0220	5/15/05	\$575,000	1390	670	8	1972	5	12250	N	N	705 109TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	814610	0725	10/17/05	\$462,500	1390	0	8	1955	5	7500	N	N	234 110TH AVE SE
010	814610	0225	5/19/04	\$462,500	1400	760	8	1969	5	11952	N	N	635 109TH AVE SE
010	814610	0125	9/20/06	\$670,000	1420	730	8	1978	4	7800	N	N	212 108TH AVE SE
010	814610	0230	5/24/05	\$560,000	1440	780	8	1966	5	11899	N	N	625 109TH AVE SE
010	234430	0231	8/25/05	\$675,000	1460	410	8	1977	5	9514	N	N	3222 107TH AVE SE
010	666400	0110	11/30/06	\$785,000	1480	1420	8	1976	5	16416	Y	N	10935 SE 23RD ST
010	814610	0790	1/25/06	\$655,000	1480	730	8	1961	5	7832	N	N	420 110TH AVE SE
010	052405	9275	4/8/04	\$405,000	1490	900	8	1974	3	15489	N	N	1815 107TH AVE SE
010	321060	0250	4/26/05	\$565,950	1500	0	8	1959	5	8400	N	N	11025 SE 9TH ST
010	666400	0130	3/22/06	\$765,000	1510	700	8	1976	5	22040	N	N	2228 109TH AVE SE
010	105620	0010	10/24/06	\$799,990	1590	0	8	1956	5	8285	N	N	11004 SE 28TH PL
010	065000	0075	7/22/05	\$562,500	1610	0	8	1995	3	9112	N	N	10625 SE 4TH ST
010	105620	0070	11/22/04	\$450,000	1620	1000	8	1956	4	10657	N	N	11045 SE 28TH PL
010	321070	0020	2/21/06	\$575,000	1680	1340	8	1977	4	8911	N	N	932 111TH PL SE
010	082405	9213	8/17/05	\$689,999	1700	560	8	1979	4	14010	Y	N	11026 SE 34TH ST
010	064421	0020	2/22/05	\$595,000	1730	1290	8	1976	4	15164	N	N	11024 SE 25TH ST
010	814610	0115	3/24/06	\$527,000	1770	0	8	1975	4	7800	N	N	204 108TH AVE SE
010	234430	0207	4/1/04	\$625,000	1770	720	8	1969	4	8072	N	N	3256 106TH AVE SE
010	064420	0065	11/1/06	\$823,500	1770	850	8	1962	4	11200	N	N	11009 SE 25TH ST
010	105620	0090	12/14/06	\$693,625	1780	0	8	1958	4	9158	N	N	11035 SE 28TH PL
010	064420	0055	12/27/04	\$512,000	1810	620	8	1987	3	11200	N	N	2508 111TH AVE SE
010	082405	9258	8/16/05	\$680,000	1810	770	8	1966	5	10890	N	N	10413 SE 25TH ST
010	105620	0030	3/7/05	\$510,000	1840	0	8	1958	4	8484	N	N	11024 SE 28TH PL
010	064420	0075	10/28/05	\$680,000	1850	1580	8	1977	5	12459	N	N	11025 SE 25TH ST
010	321060	0350	5/26/04	\$565,000	1880	810	8	1969	5	10010	N	N	1002 109TH AVE SE
010	321060	0330	4/20/05	\$540,000	1970	960	8	1977	4	9100	N	N	1020 109TH AVE SE
010	321070	0080	8/24/06	\$724,950	2010	910	8	1968	5	6615	N	N	1018 111TH PL SE
010	231140	0006	4/14/05	\$627,000	2090	0	8	1980	4	10484	N	N	1658 104TH AVE SE
010	732490	0090	6/23/05	\$494,950	2140	0	8	1994	3	11786	N	N	2113 BELLEVUE WAY SE
010	732490	0090	9/15/04	\$429,500	2140	0	8	1994	3	11786	N	N	2113 BELLEVUE WAY SE
010	064421	0080	6/24/04	\$529,000	2150	0	8	1975	4	11200	N	N	11007 SE 24TH PL

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	732490	0068	2/10/04	\$460,000	2180	120	8	1994	3	7634	N	N	2127 109TH AVE SE
010	064421	0120	10/28/04	\$610,000	2210	1010	8	1978	4	13633	N	N	11022 SE 24TH PL
010	322505	9114	6/28/05	\$643,950	2210	0	8	1996	3	8276	N	N	216 106TH AVE SE
010	814610	0120	10/6/05	\$450,000	2240	0	8	1977	4	7800	N	N	208 108TH AVE SE
010	245050	0135	4/14/05	\$688,000	2390	0	8	2002	3	12170	N	N	2830 109TH AVE SE
010	245000	0070	6/21/06	\$740,000	2660	0	8	1992	3	8113	Y	N	3245 110TH AVE SE
010	814610	0195	10/18/05	\$650,000	1400	1450	9	1969	5	19054	N	N	618 108TH AVE SE
010	234430	0220	12/21/04	\$500,000	1490	360	9	1977	4	7596	N	N	3149 108TH AVE SE
010	234430	0225	6/10/04	\$525,000	2100	0	9	1977	4	8000	N	N	3139 108TH AVE SE
010	573960	2130	6/21/06	\$772,500	2130	0	9	1992	3	6000	N	N	1006 106TH AVE SE
010	052405	9313	8/21/06	\$915,000	2330	0	9	2001	3	10777	N	N	1227 108TH AVE SE
010	732490	0060	7/9/04	\$670,000	2400	0	9	2001	3	11110	N	N	1925 109TH AVE SE
010	245050	0301	3/15/04	\$690,000	2440	0	9	2003	3	8114	N	N	10801 SE 28TH ST
010	242570	0042	4/10/06	\$875,000	2460	1900	9	2003	3	14971	N	N	1228 109TH AVE SE
010	242570	0042	3/5/04	\$640,000	2460	1900	9	2003	3	14971	N	N	1228 109TH AVE SE
010	052405	9314	6/18/04	\$703,000	2480	1020	9	2003	3	10031	N	N	1425 108TH AVE SE
010	386090	0003	3/3/04	\$632,000	2570	0	9	2000	3	6251	N	N	1915 107TH AVE SE
010	573960	2170	6/20/05	\$735,000	2620	0	9	1996	3	6000	N	N	1022 106TH AVE SE
010	573960	2140	4/24/06	\$750,000	2710	0	9	1990	3	6000	N	N	1018 106TH AVE SE
010	064420	0040	5/12/06	\$790,000	2900	1020	9	1990	3	16258	N	N	2548 111TH AVE SE
010	245000	0210	7/29/04	\$794,890	2920	600	9	2004	3	8113	N	N	3211 109TH AVE SE
010	700010	0623	10/10/06	\$960,000	3080	0	9	2001	3	10029	N	N	11251 SE 30TH ST
010	700010	0691	2/14/06	\$900,000	3170	0	9	2005	3	11863	N	N	3232 112TH AVE SE
010	234430	0200	10/2/04	\$769,880	3240	0	9	2004	3	10100	N	N	3245 107TH AVE SE
010	700010	0693	10/7/04	\$825,000	3270	0	9	2004	3	10208	N	N	3230 112TH AVE SE
010	732490	0040	1/24/06	\$979,000	3320	0	9	2005	3	9045	N	N	2117 109TH AVE SE
010	082405	9123	2/11/04	\$731,174	3330	0	9	2003	3	10537	N	N	2340 108TH AVE SE
010	245000	0285	9/14/04	\$743,221	3410	0	9	2004	3	8113	N	N	3210 108TH AVE SE
010	052405	9056	5/10/04	\$715,000	3410	0	9	2003	3	10451	N	N	2312 108TH AVE SE
010	052405	9316	3/23/04	\$720,000	3450	0	9	2003	3	10500	N	N	2332 108TH AVE SE
010	071100	0050	4/8/04	\$813,450	3460	0	9	2003	3	9583	N	N	10619 SE 20TH ST

**Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	677970	0025	7/8/05	\$887,000	2230	990	10	2004	3	8736	N	N	10711 SE 3RD ST
010	068200	0035	3/13/05	\$850,000	2450	970	10	1994	3	10653	N	N	345 105TH AVE SE
010	339410	0150	5/12/05	\$736,000	2460	0	10	1988	3	11120	N	N	3216 111TH AVE SE
010	700010	0800	1/18/06	\$839,000	2470	640	10	2005	3	11492	N	N	3212 113TH AVE SE
010	245100	0065	12/18/06	\$1,100,000	2520	0	10	2001	3	8876	N	N	11043 SE 30TH ST
010	245100	0065	8/19/05	\$945,000	2520	0	10	2001	3	8876	N	N	11043 SE 30TH ST
010	082405	9186	8/18/05	\$970,000	2830	0	10	2000	3	10018	N	N	3120 107TH PL SE
010	339410	0110	8/17/05	\$979,000	2940	0	10	1988	4	11635	N	N	3248 111TH AVE SE
010	064400	0050	10/6/05	\$1,060,000	3000	0	10	2000	3	10998	N	N	2443 109TH AVE SE
010	064400	0175	3/9/04	\$890,000	3010	800	10	2001	3	10500	N	N	10919 SE 25TH ST
010	339410	0230	7/26/04	\$648,000	3030	0	10	1988	3	12590	N	N	3255 111TH AVE SE
010	071100	0110	8/29/05	\$975,000	3060	0	10	2005	3	9576	N	N	10444 SE 20TH ST
010	666400	0010	8/1/05	\$959,000	3110	0	10	1992	3	11000	N	N	10811 SE 23RD ST
010	231140	0150	6/30/04	\$849,950	3120	0	10	2003	3	9603	N	N	1604 105TH AVE SE
010	245050	0035	8/24/05	\$1,100,000	3360	0	10	2001	3	12170	N	N	2835 110TH AVE SE
010	062760	0050	2/9/06	\$1,195,000	3520	0	10	2005	3	8160	N	N	11012 SE 30TH PL
010	951410	0010	5/19/06	\$1,435,000	3560	0	10	2005	3	10260	N	N	10523 WOODHAVEN LN
010	052405	9175	8/19/04	\$1,035,000	3610	0	10	2001	3	10890	N	N	2205 109TH AVE SE
010	068540	0055	5/4/06	\$1,311,000	3820	0	10	2005	3	9800	N	N	11025 SE 27TH PL
010	245050	0060	4/27/06	\$1,300,000	3820	0	10	2005	3	8114	N	N	3021 110TH AVE SE
010	068540	0055	2/16/05	\$1,050,000	3820	0	10	2005	3	9800	N	N	11025 SE 27TH PL
010	245100	0080	7/26/05	\$1,187,500	3820	0	10	2004	3	8885	N	N	11021 SE 30TH ST
010	245100	0080	8/16/04	\$950,000	3820	0	10	2004	3	8885	N	N	11021 SE 30TH ST
010	245000	0325	8/18/05	\$1,110,000	3450	0	11	2001	3	10142	N	N	3120 108TH AVE SE
010	245000	0050	10/24/05	\$1,200,000	3900	0	11	2005	3	12170	N	N	3221 110TH AVE SE
010	386040	0145	1/18/05	\$1,367,000	3945	0	11	2000	3	20000	N	N	10449 SE 22ND ST
010	064400	0215	8/16/05	\$1,700,000	3990	0	11	2005	3	11550	N	N	10925 SE 24TH PL
010	386040	0030	8/1/05	\$1,350,000	4090	0	11	1999	3	20000	N	N	10475 SE 23RD ST
010	386090	0020	3/25/05	\$1,495,000	4100	0	11	2004	3	15300	N	N	10463 SE 19TH ST
010	064400	0190	9/8/06	\$2,000,000	4650	0	11	2006	3	12430	N	N	2412 109TH AVE SE
010	082405	9042	6/7/05	\$1,769,000	4180	0	12	2004	3	17859	N	N	2526 104TH AVE SE

**Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	042405	9068	2/24/05	\$600,000	OBSOL;PREVIMP<=25K
007	042405	9099	4/1/06	\$550,000	IMP. CHAR. CHANGED AFTER SALE
007	042405	9121	5/6/04	\$285,000	PREVIMP<=25K
007	051450	0140	8/30/06	\$417,000	PREVIMP<=25K
007	051450	0140	10/25/05	\$344,500	PREVIMP<=25K
007	051450	0140	6/22/05	\$228,000	PREVIMP<=25K;NO MARKET EXPOSURE
007	085290	0010	8/2/04	\$275,000	NO MARKET EXPOSURE; RELATED PARTY,
007	115940	0120	5/18/05	\$537,000	IMP. CHAR CHG'D SINCE SALE; OTHER WARNINGS
007	177650	0100	8/11/06	\$392,400	PREVIMP<=25K
007	207770	0032	7/18/05	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	207770	0071	4/14/05	\$614,200	NO MARKET EXPOSURE
007	233000	0030	3/9/05	\$310,000	DOR RATIO;NO MARKET EXP; IMP. CHAR CHG'D SINCE SALE
007	233000	0030	9/26/05	\$722,150	NO MARKET EXPOSURE
007	233000	0205	9/12/06	\$1,113,868	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	233040	0050	2/23/05	\$173,703	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
007	233270	0020	4/12/04	\$499,000	NO MARKET EXPOSURE; TENANT
007	233270	0110	10/11/05	\$529,000	NO MARKET EXPOSURE; IMP. CHAR CHG'D SINCE SALE
007	233270	0140	5/28/05	\$574,000	NO MARKET EXPOSURE; RELATED PARTY,
007	247140	0025	6/4/04	\$300,000	NO MARKET EXPOSURE; RELATED PARTY,
007	252470	0050	1/3/05	\$522,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	255200	0020	6/16/05	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	255200	0020	6/28/05	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	255200	0060	6/22/05	\$175,085	DOR RATIO;NON-REPRESENTATIVE SALE
007	255200	0080	1/7/05	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	326000	0070	4/17/06	\$556,525	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	326000	0070	9/1/05	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	326010	0010	2/3/04	\$59,100	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
007	326010	0080	11/3/04	\$368,000	BANKRUPTCY; IMP. CHAR CHG'D SINCE SALE
007	326010	0100	8/18/05	\$455,000	FORCED SALE
007	326010	0100	8/19/04	\$396,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	332500	0020	5/26/04	\$370,000	IMP. CHAR CHG'D SINCE SALE; AND OTHER WARNINGS
007	332500	0060	3/19/04	\$77,000	DOR RATIO;QUIT CLAIM DEED
007	332500	0120	3/25/04	\$148,797	DOR RATIO; PARTIAL INTEREST; OTHER WARNINGS
007	332505	9081	3/17/06	\$650,000	PREVIMP<=25K;PLOTTAGE
007	332505	9101	7/19/06	\$600,000	UNFIN AREA
007	332505	9206	11/17/04	\$413,500	NO MARKET EXPOSURE
007	342505	9051	10/10/06	\$412,000	PREVIMP<=25K
007	342505	9051	5/21/04	\$575,000	PREVIMP<=25K
007	342505	9090	1/31/05	\$800,000	OBSOL;NO MARKET EXPOSURE; RELATED PARTY,
007	342505	9114	5/19/04	\$592,500	DOR RATIO;ESTATE ADMIN; OTHER WARNINGS
007	342505	9137	6/29/06	\$406,440	QUIT CLAIM DEED
007	342505	9148	6/13/05	\$600,000	NO MARKET EXP; QUIT CLAIM DEED; OTHER WARNINGS
007	342505	9292	12/4/06	\$1,440,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	439765	0140	6/26/06	\$700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	507670	0010	5/1/06	\$415,000	PREVIMP<=25K

**Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	507670	0035	8/24/04	\$270,000	OBSOL
007	507670	0060	8/17/04	\$366,000	PREVIMP<=25K
007	507670	0145	9/7/06	\$369,000	PREVIMP<=25K
007	530710	0070	7/13/05	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	530710	0080	12/14/04	\$450,000	NO MARKET EXPOSURE; RELATED PARTY,
007	530710	0150	3/15/06	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	530710	0300	7/26/05	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	610740	0010	4/22/04	\$300,000	OBSOL;PREVIMP<=25K;ESTATE ADMIN; NO MARKET EXP
007	620550	0240	11/8/04	\$390,000	NO MARKET EXPOSURE
007	620550	0280	7/26/04	\$292,850	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	620550	0280	8/8/05	\$421,440	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
007	620550	0380	6/2/06	\$220,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	620550	0510	11/26/04	\$328,000	NO MARKET EXPOSURE
007	620610	0165	8/16/04	\$373,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	721571	0270	3/12/04	\$231,000	NON-REPRESENTATIVE SALE
007	737960	0180	3/9/04	\$329,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	737960	0200	8/3/04	\$349,950	NO MARKET EXPOSURE
007	781100	0010	10/19/05	\$500,000	QUESTIONABLE PER APPRAISAL
007	781100	0010	10/19/05	\$430,000	QUESTIONABLE PER APPRAISAL
007	781100	0100	6/24/04	\$427,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	781100	0130	10/6/04	\$444,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	781100	0180	11/14/06	\$570,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
007	781100	0180	3/7/05	\$565,000	OBSOL;QUESTIONABLE PER APPRAISAL
007	781100	0180	3/8/05	\$449,000	OBSOL;QUESTIONABLE PER APPRAISAL; ESTATE ADMIN
007	781100	0230	4/12/05	\$352,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	781110	0310	10/12/05	\$315,000	NO MARKET EXPOSURE
007	781121	0040	1/9/04	\$327,450	NO MARKET EXPOSURE
007	781121	0180	8/12/05	\$405,000	RELOCATION - SALE TO SERVICE
007	781121	0340	8/2/05	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	781122	0090	2/25/05	\$490,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	813470	0020	4/29/05	\$431,000	OBSOL;PREVIMP<=25K
007	813470	0160	5/27/04	\$490,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
007	856140	0131	7/29/05	\$714,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	883890	0003	1/28/04	\$287,000	NON-REPRESENTATIVE SALE
007	883890	0095	10/17/06	\$224,121	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
007	883890	0117	7/28/06	\$469,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
007	883890	0165	9/22/05	\$395,000	ESTATE ADMIN, NO MARKET EXPOSURE
007	939970	0490	2/9/04	\$247,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	951200	0110	6/2/05	\$340,000	ESTATE ADMIN; NO MARKET EXPOSURE; OTHER WARNINGS
007	954160	0235	8/9/06	\$560,000	UNFIN AREA
007	954160	0360	11/3/05	\$698,400	NO MARKET EXPOSURE
007	954160	0450	12/22/06	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	954160	0455	8/29/05	\$445,000	NO MARKET EXPOSURE
007	954180	0095	5/21/05	\$168,000	DOR RATIO;QUIT CLAIM DEED
007	954180	0162	1/28/05	\$600,000	NO MARKET EXPOSURE; IMP. CHAR CHANGED SINCE SALE

**Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	954180	0166	10/1/04	\$525,000	NO MARKET EXPOSURE; IMP. CHAR CHANGED SINCE SALE
007	954180	0195	8/19/05	\$735,600	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
007	954200	0080	10/4/04	\$314,487	QUIT CLAIM DEED; RELATED PARTY; OTHER WARNINGS
007	954220	0170	5/3/05	\$465,000	NO MARKET EXPOSURE; IMP. CHAR CHANGED SINCE SALE
007	954220	0770	8/24/04	\$485,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
007	954230	0090	8/3/05	\$630,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
007	954240	0060	9/6/05	\$485,000	NO MARKET EXPOSURE
007	954250	0130	8/10/04	\$515,000	NON-REPRESENTATIVE SALE
007	954250	0170	10/11/05	\$550,000	NO MARKET EXPOSURE; TENANT
007	954270	0030	9/22/05	\$500,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
007	954285	0010	7/22/04	\$448,000	IMP. CHAR CHG'D SINCE SALE; OTHER WARNINGS
007	954285	0200	7/17/06	\$795,000	ACTIVE PERMIT BEFORE SALE>25K
007	954285	0200	12/7/05	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	954285	0410	6/13/05	\$199,253	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND,
007	956030	0025	10/5/05	\$382,000	PREVIMP<=25K
007	956050	0030	9/27/05	\$162,456	DOR RATIO
007	956050	0030	3/27/06	\$162,456	DOR RATIO;QUIT CLAIM DEED
007	956050	0030	11/9/04	\$98,665	DOR RATIO;QUIT CLAIM DEED
007	956050	0160	7/24/06	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	956070	0055	8/11/04	\$389,000	NO MARKET EXPOSURE
010	052405	9011	3/7/06	\$590,000	PREVIMP<=25K
010	052405	9093	10/18/06	\$725,000	PREVIMP<=25K
010	052405	9107	5/2/06	\$1,070,000	DOR RATIO;PREVIMP<=25K
010	052405	9107	3/24/04	\$432,000	PREVIMP<=25K
010	052405	9108	4/1/04	\$405,000	PREVIMP<=25K
010	052405	9121	1/27/04	\$305,000	PREVIMP<=25K
010	052405	9131	12/21/04	\$1,125,000	PREVIMP<=25K
010	052405	9193	3/1/06	\$515,000	PREVIMP<=25K
010	052405	9194	7/16/05	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	062760	0040	9/20/06	\$649,000	PREVIMP<=25K
010	062760	0040	3/14/04	\$380,000	PREVIMP<=25K
010	064400	0105	4/26/04	\$370,000	PREVIMP<=25K
010	064400	0110	8/17/05	\$665,000	PREVIMP<=25K
010	064400	0120	3/17/04	\$455,000	DOR RATIO
010	064400	0140	5/3/06	\$710,000	PREVIMP<=25K
010	064400	0145	5/20/05	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	065000	0025	4/5/05	\$360,000	PREVIMP<=25K
010	065000	0030	7/22/05	\$391,000	PREVIMP<=25K
010	065000	0040	6/23/05	\$386,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	068200	0020	9/8/04	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	068540	0045	11/9/06	\$805,000	PREVIMP<=25K
010	068540	0050	5/30/06	\$635,000	PREVIMP<=25K
010	071100	0120	6/3/04	\$630,500	%COMPL
010	082405	9004	6/17/04	\$432,500	PREVIMP<=25K
010	082405	9037	8/25/06	\$750,000	%COMPL;PREVIMP<=25K;ESTATE ADMIN

**Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	082405	9180	3/10/04	\$425,000	PREVIMP<=25K
010	082405	9182	6/19/06	\$605,000	PREVIMP<=25K
010	082405	9183	1/4/06	\$525,000	PREVIMP<=25K
010	082405	9230	9/26/04	\$495,000	PREVIMP<=25K
010	082405	9235	7/19/06	\$749,950	PREVIMP<=25K
010	082405	9248	7/28/05	\$479,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
010	082405	9289	3/2/04	\$640,680	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	156160	0060	1/8/04	\$450,000	PREVIMP<=25K
010	156160	0080	12/18/06	\$700,000	PREVIMP<=25K
010	156160	0095	10/9/06	\$1,050,000	PREVIMP<=25K
010	221300	0010	2/4/05	\$790,538	NO MARKET EXPOSURE
010	221300	0015	9/9/04	\$300,000	PREVIMP<=25K
010	221300	0055	6/6/06	\$800,000	PREVIMP<=25K
010	221300	0055	4/4/05	\$442,000	PREVIMP<=25K
010	221300	0060	4/28/04	\$690,250	QUESTIONABLE PER APPRAISAL
010	231140	0015	7/19/04	\$419,250	PREVIMP<=25K
010	231140	0060	1/26/04	\$309,275	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
010	231140	0105	11/8/04	\$361,900	PREVIMP<=25K
010	231140	0110	10/5/06	\$724,000	PREVIMP<=25K
010	231140	0110	4/7/05	\$530,000	PREVIMP<=25K
010	231140	0155	5/18/06	\$588,000	PREVIMP<=25K
010	231140	0155	3/21/06	\$525,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN,
010	231140	0195	11/7/06	\$535,000	PREVIMP<=25K
010	234430	0160	4/14/04	\$841,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	234430	0231	6/1/04	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	242510	0040	4/21/04	\$435,000	PREVIMP<=25K
010	242510	0060	1/6/06	\$491,000	PREVIMP<=25K
010	242510	0090	7/7/06	\$525,000	PREVIMP<=25K
010	242510	0100	6/28/06	\$560,000	PREVIMP<=25K
010	242570	0010	3/6/06	\$460,000	PREVIMP<=25K
010	242570	0025	5/30/06	\$625,000	PREVIMP<=25K
010	242570	0060	8/21/06	\$619,950	PREVIMP<=25K
010	245000	0030	1/26/06	\$508,000	PREVIMP<=25K;NO MARKET EXPOSURE
010	245000	0195	6/20/06	\$810,000	PREVIMP<=25K
010	245000	0195	7/29/04	\$564,000	PREVIMP<=25K
010	245000	0235	5/6/04	\$419,000	PREVIMP<=25K
010	245050	0115	11/19/04	\$247,500	DOR RATIO;QUIT CLAIM DEED
010	245050	0120	3/9/06	\$635,000	PREVIMP<=25K
010	245050	0186	12/5/06	\$690,000	PREVIMP<=25K
010	245050	0186	3/6/06	\$605,000	PREVIMP<=25K
010	245050	0251	10/27/04	\$259,000	QUIT CLAIM DEED; RELATED PARTY; OTHER WARNINGS
010	245050	0270	2/25/04	\$405,000	PREVIMP<=25K
010	245100	0045	6/20/06	\$590,000	PREVIMP<=25K
010	245100	0045	5/21/04	\$353,000	PREVIMP<=25K
010	245100	0085	4/3/06	\$470,000	PREVIMP<=25K

**Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	259170	0010	7/28/05	\$335,000	PREVIMP<=25K
010	259170	0030	10/11/06	\$640,190	PREVIMP<=25K
010	259170	0050	5/6/05	\$335,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
010	316960	0006	5/4/05	\$500,000	PREVIMP<=25K;NO MARKET EXP; RELATED PARTY,
010	316960	0035	4/26/05	\$102,843	DOR RATIO; RELATED PARTY; OTHER WARNINGS
010	316960	0040	5/27/05	\$500,000	PREVIMP<=25K;NO MARKET EXPOSURE; RELATED PARTY,
010	321060	0070	4/8/05	\$514,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	321060	0120	9/22/04	\$380,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	321060	0180	2/27/04	\$341,500	IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
010	321060	0250	8/4/04	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	321060	0300	10/10/05	\$600,000	NO MARKET EXP; RELATED PARTY, FRIEND, OR NEIGHBOR
010	321060	0410	7/28/05	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	321070	0120	5/8/04	\$346,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
010	321070	0180	2/17/06	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	321070	0240	4/15/04	\$419,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	322505	9114	6/15/06	\$287,287	DOR RATIO
010	339440	0015	3/5/04	\$335,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
010	339440	0040	7/30/04	\$525,000	PREVIMP<=25K
010	339440	0065	7/27/06	\$625,000	PREVIMP<=25K
010	386040	0062	10/21/05	\$826,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND,
010	386040	0165	6/12/06	\$680,000	PREVIMP<=25K
010	386040	0226	6/23/04	\$399,950	PREVIMP<=25K
010	386090	0004	5/2/06	\$450,000	PREVIMP<=25K
010	386090	0035	11/20/06	\$900,000	PREVIMP<=25K
010	386090	0056	4/8/04	\$475,000	PREVIMP<=25K
010	386090	0060	11/9/06	\$465,000	PREVIMP<=25K
010	386090	0110	2/22/05	\$545,500	NO MARKET EXPOSURE
010	532610	0010	2/8/06	\$595,000	PREVIMP<=25K
010	532610	0110	3/29/06	\$450,000	PREVIMP<=25K
010	573960	2315	3/8/04	\$375,000	PREVIMP<=25K
010	573960	2360	5/1/06	\$610,000	PREVIMP<=25K
010	573960	2360	3/18/05	\$450,000	PREVIMP<=25K
010	573960	2360	8/29/04	\$340,000	PREVIMP<=25K
010	573960	2405	12/4/05	\$471,000	PREVIMP<=25K
010	573960	2420	8/19/05	\$353,800	PREVIMP<=25K
010	573960	2500	9/24/04	\$340,000	PREVIMP<=25K
010	666400	0130	3/13/06	\$765,000	RELOCATION - SALE TO SERVICE
010	668450	0040	8/26/04	\$350,936	PREVIMP<=25K
010	700010	0690	5/24/04	\$398,000	PREVIMP<=25K
010	700010	0750	9/6/05	\$390,000	PREVIMP<=25K
010	700010	0760	7/6/05	\$408,000	NO MARKET EXPOSURE; IMP. CHAR CHANGED SINCE SALE
010	700010	0770	4/26/04	\$285,000	PREVIMP<=25K;NO MARKET EXPOSURE
010	700010	0805	7/10/06	\$775,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	732490	0010	1/20/05	\$558,000	PREVIMP<=25K
010	732490	0073	8/3/05	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	814610	0075	11/17/04	\$418,400	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	814610	0105	4/13/06	\$408,947	QUIT CLAIM DEED; STATEMENT TO DOR
010	814610	0175	11/3/05	\$87,249	DOR RATIO;QUIT CLAIM DEED
010	814610	0200	6/1/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	814610	0330	8/24/04	\$334,000	PREVIMP<=25K
010	814610	0610	10/22/04	\$365,000	PREVIMP<=25K
010	814610	0630	2/21/06	\$547,000	PREVIMP<=25K
010	814610	0640	7/19/04	\$299,950	PREVIMP<=25K
010	814610	0690	8/10/04	\$349,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	814610	0730	6/24/05	\$410,000	PREVIMP<=25K
010	814620	0120	8/24/06	\$345,353	RELATED PARTY, FRIEND, OR NEIGHBOR
010	814630	0010	3/22/06	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Vacant Sales Used in this Annual Update Analysis
Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	282505	9067	5/27/2005	\$135,000	47044	N	N
7	282505	9142	7/17/2006	\$410,000	13116	N	N
7	282505	9318	6/20/2006	\$410,000	10000	N	N
7	342505	9048	5/26/2006	\$450,000	31363	N	N
7	342505	9114	5/19/2004	\$592,500	17265	Y	N
7	342505	9219	4/13/2005	\$269,000	34848	Y	N
7	342505	9288	9/15/2006	\$700,000	14014	N	N
7	342505	9294	10/10/2006	\$412,000	20002	N	N
7	342505	9295	10/25/2006	\$425,000	14998	N	N
7	507670	0090	5/18/2004	\$215,000	8584	N	N
7	856150	0120	4/21/2005	\$325,000	9825	N	N
7	883890	0019	11/16/2005	\$256,000	12064	N	N
7	883890	0021	10/31/2005	\$256,000	13339	N	N
7	939990	0020	5/18/2004	\$379,500	10786	N	N
7	954210	0077	6/14/2005	\$200,000	11267	Y	N
10	052405	9078	8/4/2004	\$510,000	23958	N	N
10	052405	9102	4/2/2004	\$335,000	19166	N	N
10	052405	9148	1/22/2004	\$383,676	9583	N	N
10	062760	0050	1/5/2005	\$400,000	8160	N	N
10	064400	0145	6/23/2004	\$405,000	9727	N	N
10	064400	0170	7/8/2005	\$500,000	10500	N	N
10	064400	0170	8/26/2004	\$400,000	10500	N	N
10	064400	0190	8/29/2005	\$620,000	12430	N	N
10	064400	0215	10/25/2004	\$420,000	11550	N	N
10	068540	0055	7/14/2004	\$405,000	9800	N	N
10	071100	0110	6/1/2004	\$345,000	9576	N	N
10	082405	9042	6/15/2004	\$550,000	17859	N	N
10	082405	9164	4/29/2005	\$525,000	12196	N	N
10	156160	0056	6/22/2005	\$506,000	9648	N	N
10	221300	0010	6/1/2004	\$270,000	7548	N	N
10	231140	0071	11/22/2004	\$410,000	9615	N	N
10	231140	0180	6/3/2005	\$498,000	8100	N	N
10	234430	0130	12/21/2005	\$577,500	14000	N	N
10	234430	0200	1/30/2004	\$310,000	10100	N	N
10	245000	0050	11/3/2004	\$375,000	12170	N	N
10	245000	0110	4/27/2005	\$534,000	8113	N	N
10	245100	0080	2/19/2004	\$350,000	8885	N	N
10	386040	0155	10/6/2004	\$550,000	20000	N	N
10	386040	0220	4/20/2005	\$600,000	28173	N	N
10	700010	0800	3/21/2005	\$300,000	11492	N	N
10	732490	0040	1/7/2005	\$350,000	9045	N	N
10	951410	0010	2/4/2005	\$510,000	10260	N	N
10	951410	0025	11/21/2005	\$636,500	10827	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 92**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	207770	0045	9/2/2005	\$30,000	NO MARKET EXPOSURE;
7	207770	0070	2/15/2005	\$220,000	PrevImp
7	332505	9080	12/6/2005	\$525,000	NO MARKET EXPOSURE;
7	332505	9176	2/26/2004	\$100,000	NO MARKET EXPOSURE; RELATED PARTY,
7	342505	9289	5/16/2005	\$350,000	NO MARKET EXPOSURE; BLDR OR DEVELOPER SALES;
7	342505	9292	12/13/2005	\$250,000	NO MARKET EXPOSURE; BLDR OR DEVELOPER SALES;
10	052405	9141	11/10/2004	\$708,000	NewImp
10	245050	0060	8/5/2005	\$500,000	TEAR DOWN; QUIT CLAIM DEED;



King County
Department of Assessments
King County Administration Bldg.
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Seattle, WA 98104-2384

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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 4, 2007
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr